



Residential and Commercial Real Estate Broker

**BLVD IMMOBILIER**  
Real Estate Agency  
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Pointe-Claire (QC) H9R 4S2

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**Centris No.** 20963573 (Active)

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**\$1,935,000**

**266 Av. Kenaston**  
**Mont-Royal**  
**H3R 1M5**  
**Region** Montréal  
**Neighbourhood**  
**Near** Graham Blvd.  
**Body of Water**

|                          |                    |                                 |                           |
|--------------------------|--------------------|---------------------------------|---------------------------|
| <b>Property Type</b>     | Two or more storey | <b>Year Built</b>               | 1952                      |
| <b>Building Type</b>     | Detached           | <b>Expected Delivery Date</b>   |                           |
| <b>Intergenerational</b> |                    | <b>Seasonal</b>                 |                           |
| <b>Building Size</b>     | 37 X 33 ft         | <b>Reposess./Judicial auth.</b> | No                        |
| <b>Living Area</b>       |                    | <b>Trade possible</b>           |                           |
| <b>Building Area</b>     | 1,221 sqft         | <b>Cert. of Loc.</b>            | Yes (2025)                |
| <b>Lot Size</b>          | 106 X 50 ft        | <b>File Number</b>              |                           |
| <b>Lot Area</b>          | 5,319 sqft         | <b>Occupancy</b>                | 30 days PP/PR<br>Accepted |
| <b>Cadastre</b>          | 1680608            | <b>Deed of Sale Signature</b>   | 30 days PP/PR<br>Accepted |
| <b>Zoning</b>            | Residential        |                                 |                           |

| Municipal Assessment |                      | Taxes (annual)        |                 | Expenses/Energy (annual) |  |
|----------------------|----------------------|-----------------------|-----------------|--------------------------|--|
| <b>Year</b>          | 2025                 | <b>Municipal</b>      | \$11,874 (2026) | <b>Common Exp.</b>       |  |
| <b>Lot</b>           | \$1,013,100          | <b>School</b>         | \$1,810 (2026)  | <b>Electricity</b>       |  |
| <b>Building</b>      | \$1,212,400          | <b>Infrastructure</b> |                 | <b>Oil</b>               |  |
|                      |                      | <b>Water</b>          | \$255 (2025)    | <b>Gas</b>               |  |
| <b>Total</b>         | \$2,225,500 (86.95%) | <b>Total</b>          | \$13,939        | <b>Total</b>             |  |

## Room(s) and Additional Space(s)

| No. of Rooms |                 | No. of Bedrooms (above ground + basement) |                | No. of Bathrooms and Powder Rooms |  |
|--------------|-----------------|-------------------------------------------|----------------|-----------------------------------|--|
| 12           |                 | 4+0                                       |                | 2+1                               |  |
| Level        | Room            | Size                                      | Floor Covering | Additional Information            |  |
| GF           | Living room     | 19 X 13.11 ft                             | Wood           | Fireplace-Stove.                  |  |
| GF           | Dining room     | 15.8 X 13.11 ft                           | Wood           |                                   |  |
| GF           | Kitchen         | 17.5 X 12.1 ft                            | Ceramic        |                                   |  |
| GF           | Powder room     | 5.6 X 4.4 ft                              | Ceramic        |                                   |  |
| GF           | Family room     | 19.10 X 9.5 ft                            | Wood           |                                   |  |
| 2            | Primary bedroom | 15.6 X 13.11 ft                           | Wood           |                                   |  |
| 2            | Bathroom        | 7.2 X 5 ft                                | Carpet         | En Suite                          |  |
| 2            | Bedroom         | 14.2 X 13.11 ft                           | Wood           |                                   |  |
| 2            | Bedroom         | 13.4 X 9.11 ft                            | Wood           |                                   |  |
| 2            | Bedroom         | 10.4 X 9.6 ft                             | Wood           |                                   |  |
| 2            | Bathroom        | 8.1 X 7.5 ft irr                          | Ceramic        |                                   |  |

|     |              |                |          |
|-----|--------------|----------------|----------|
| 2   | Storage      | 7.8 X 3.11 ft  | Wood     |
| BA1 | Playroom     | 24.2 X 22.8 ft | Carpet   |
| BA1 | Laundry room | 15 X 6.9 ft    | Concrete |
| BA1 | Storage      | 19 X 12.7 ft   | Concrete |

## Features

|                                    |                                    |                                        |                                                                                                                                        |
|------------------------------------|------------------------------------|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| <b>Sewage System</b>               | Municipality                       | <b>Rented Equip. (monthly)</b>         |                                                                                                                                        |
| <b>Water Supply</b>                | Municipality                       | <b>Renovations</b>                     |                                                                                                                                        |
| <b>Foundation</b>                  | Poured concrete                    | <b>Pool</b>                            |                                                                                                                                        |
| <b>Roofing</b>                     | Asphalt shingles                   | <b>Parkg (total)</b>                   | Driveway (3), Garage (1)                                                                                                               |
| <b>Siding</b>                      | Brick                              | <b>Driveway</b>                        | Asphalt                                                                                                                                |
| <b>Windows</b>                     | Wood                               | <b>Garage</b>                          | Built-in, Single width                                                                                                                 |
| <b>Window Type</b>                 | Casement                           | <b>Carport</b>                         |                                                                                                                                        |
| <b>Energy/Heating</b>              | Electricity                        | <b>Lot</b>                             |                                                                                                                                        |
| <b>Heating System</b>              | Forced air                         | <b>Topography</b>                      | Flat                                                                                                                                   |
| <b>Basement</b>                    | 6 feet and more, Finished basement | <b>Distinctive Features</b>            |                                                                                                                                        |
| <b>Bathroom</b>                    |                                    | <b>Water (access)</b>                  |                                                                                                                                        |
| <b>Washer/Dryer (installation)</b> |                                    | <b>View</b>                            |                                                                                                                                        |
| <b>Fireplace-Stove</b>             | Wood fireplace                     | <b>Proximity</b>                       | Bicycle path, Daycare centre, Elementary school, High school, Highway, Park, Public transportation, Réseau Express Métropolitain (REM) |
| <b>Kitchen Cabinets</b>            | Wood                               | <b>Building's Distinctive Features</b> |                                                                                                                                        |
| <b>Property/Unit Amenity</b>       |                                    | <b>Energy efficiency</b>               |                                                                                                                                        |
| <b>Restrictions/Permissions</b>    |                                    | <b>Mobility impaired accessible</b>    |                                                                                                                                        |
| <b>Pets</b>                        |                                    |                                        |                                                                                                                                        |

## Inclusions

Stove, Fridges (2) second one in basement, Dishwasher, Washer, Dryer, Curtains and blinds- where installed , Garage Opener , BBQ

## Exclusions

## Remarks

Nestled on a quiet street in the most coveted area of TMR, this beautifully maintained classic two-story home has been cherished by the same family for 45 years. A rare opportunity to acquire a well-maintained house in a prime location --close to top schools, parks, the REM, local services, cafés and the new Royalmount shopping and entertainment complex. The perfect blend of suburban tranquility and urban accessibility. Warm, welcoming, and filled with natural light, the home offers a thoughtful layout ideal for both family living and entertaining, with hardwood floors, timeless character, 2.5 bathrooms, and 4 bedrooms, possibility of a 5th.

## Addendum

### GROUND FLOOR

- \* Welcoming entrance hall
- \* Bright living room
- \* Dining room leading out to backyard patio
- \* Eat-in kitchen with custom cabinetry
- \* Powder room

### SECOND FLOOR

- \* Spacious primary bedroom with ensuite bathroom and 3 additional bedrooms
- \* Separate den with built-in cabinetry -- easily convertible to a 5th bedroom
- \* Full bathroom with tub

### BASEMENT

- \* Large family room with a custom bar
- \* Space for a home office
- \* Laundry room
- \* Furnace room with plenty of storage

#### EXTERIOR

- \* Attached single-width built-in garage
- \* Driveway suitable for 3 cars
- \* Private, fenced backyard surrounded by mature hedges
- \* Irrigated landscaping
- \* Spacious patio, ideal for outdoor dining and entertaining

#### LOCATION

- \* Situated in the premium south-western sector of TMR
- \* Close to top schools, parks, green spaces, TMR Arena, and the town library.
- \* Nearby local services, grocery stores, cafés, boutiques, and the new Royalmount complex
- \* The REM, public transportation, major roadways, and downtown Montreal are all within easy reach, making this a strategic and family-friendly location.

Don't miss this rare opportunity to create your ideal living space in a prime TMR location .

**Sale with exclusion(s) of legal warranty : >>> This sale is made without any legal warranty of quality, as is, where is at the buyer's risk. >>> The fireplace and chimney are sold without any warranty with respect to their compliance with applicable regulations and insurance company requirements.**

#### **Seller's Declaration**

Yes SD-71276

#### **Source**

BLVD IMMOBILIER, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.



Frontage



Living room



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Powder room



Hall



Family room



Family room



Family room



Family room



Primary bedroom



Primary bedroom



Bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Playroom