



Shapoor Hoghooghi, Residential and Commercial Real Estate Broker
BLVD IMMOBILIER
 Real Estate Agency
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Centris No. 11563964 (Active)



\$549,000

29 Rue Hortie
Montréal (Pierrefonds-Roxboro)
H8Y 1Z1

Region Montréal
Neighbourhood Pierrefonds/East
Near
Body of Water

Property Type	Two or more storey	Year Built	1960
Building Type	Semi-detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	29.2 X 27.6 ft	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area	805.92 sqft	Cert. of Loc.	Yes (2020)
Lot Size	100 X 37.6 ft	File Number	
Lot Area	3,750.14 sqft	Occupancy	According to the leases
Cadastre	1899334	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$2,896 (2024)	Common Exp.	
Lot	\$156,800	School	\$724 (2024)	Electricity	
Building	\$291,500	Infrastructure		Oil	
		Water		Gas	
Total	\$448,300 (122.46%)	Total	\$3,620	Total	

Room(s) and Additional Space(s)					
No. of Rooms	11	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Entrance	6.2 X 4.3 ft	Ceramic		
GF	Hall	8.10 X 4.10 ft	Ceramic		
GF	Living room	15.7 X 13.3 ft	Wood		
GF	Dining room	14 X 12 ft	Wood		
GF	Kitchen	12.10 X 10.5 ft irr	Wood		
GF	Powder room	4.4 X 4.2 ft	Ceramic		
GF	Solarium/Sunroom	11.6 X 11.2 ft	Plywood		
2	Hall	13.5 X 13 ft	Parquetry		
2	Primary bedroom	13.4 X 11.10 ft	Parquetry		
2	Bedroom	13.4 X 8.1 ft	Parquetry		
2	Bedroom	10.1 X 8.3 ft	Parquetry		
2	Bedroom	11.5 X 10.4 ft	Parquetry		

BA1	Family room	16.5 X 14.1 ft	Wood
BA1	Laundry room	14 X 10 ft	Concrete

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Elastomeric membrane	Parkg (total)	Driveway (4), Garage (1)
Siding	Brick	Driveway	Paving stone
Windows		Garage	Built-in
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System		Topography	
Basement	6 feet and more	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)		View	View of the water
Fireplace-Stove		Proximity	Commuter train, Elementary school, High school, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity		Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Stove, fridge, dishwasher, stove, central vacuum, garage door opener with 2 remotes.

Exclusions

Remarks

Perfectly located 4 bedroom cottage near highway 13, train station and College Beaubois. This semi-detached home offers no rear neighbors and fantastic water views! Finished basement, Four (4) nice size bedrooms, formal dining room and much more. Looking for it's new owners ...will it be you?

Addendum

Perfectly located 4 bedroom cottage near highway 13, train station and College Beaubois. This semi-detached home offers no rear neighbors and fantastic water views! Finished basement, Four (4) nice size bedrooms, formal dining room and much more. Looking for it's new owners ...will it be you?

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration

Yes SD-02020

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.