



Residential and Commercial Real Estate Broker

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BOULEVARD
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Centris No. 27247395 (Active)



\$1,499,000

110 Rue Victoria
Baie-d'Urfé
H9X 2H5
Region Montréal
Neighbourhood East
Near
Body of Water

Property Type	Two or more storey	Year Built	1955
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	53 X 33 ft	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area	1,749 sqft	Cert. of Loc.	Yes (2026)
Lot Size	152 X 100 ft	File Number	
Lot Area	15,250 sqft	Occupancy	90 days PP/PR Accepted
Cadastre	1557961	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$6,143 (2026)	Common Exp.	
Lot	\$531,300	School	\$945 (2025)	Electricity	
Building	\$844,100	Infrastructure		Oil	
		Water		Gas	
Total	\$1,375,400 (108.99%)	Total	\$7,088	Total	

Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
15		6+0		2+1	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	18.3 X 13.4 ft	Wood	Fireplace-Stove.	
GF	Dining room	18.11 X 10.7 ft	Wood		
GF	Powder room	6.9 X 5.4 ft	Ceramic		
GF	Kitchen	15 X 14.9 ft	Ceramic		
GF	Office	14.10 X 12.11 ft	Carpet		
GF	Sauna/SPA/Shower	9 X 8.3 ft	Ceramic		
GF	Hall	14.11 X 5.6 ft	Wood		
2	Primary bedroom	15.9 X 14.1 ft	Wood		
2	Bathroom	19.4 X 7.6 ft	Wood	ensuite	
2	Bedroom	14.7 X 10.9 ft	Wood		
2	Bedroom	13.5 X 9.5 ft	Wood		

2	Bedroom	12.1 X 8.5 ft	Wood
2	Bedroom	22.7 X 13.8 ft	Wood
2	Bathroom	8.4 X 7.11 ft	Ceramic
BA1	Family room	21.6 X 16.9 ft	Carpet
BA1	Playroom	25.9 X 12.3 ft	Carpet
BA1	Storage	13.8 X 13.1 ft	Concrete
Additional Space			Size
Patio			20 X 17.10 ft

Features

Sewage System	Septic tank	Rented Equip. (monthly)	Water heater - 1 (\$18), Propane tank (\$29)
Water Supply	Municipality	Renovations	
Foundation		Pool	Heated, Inground
Roofing	Asphalt and gravel	Parkg (total)	Driveway (5), Garage (1)
Siding		Driveway	Asphalt
Windows	Aluminum, PVC	Garage	Attached, Built-in, Single width
Window Type	Casement, Sliding	Carport	
Energy/Heating	Electricity	Lot	Bordered by hedges, Fenced, Landscaped
Heating System	Convection baseboards, Electric baseboard units, Forced air	Topography	Flat
Basement	6 feet and more	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove	Wood fireplace	Proximity	CEGEP, Commuter train, Daycare centre, Elementary school, Golf, High school, Highway, Park
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity		Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Gas stove, Dishwasher, Stove hood, Cabana, Pool Equipments, Pool Table, Bookcase in playroom, Firewood in the Garage, Cement Pavers on the driveway. All with no warranty.

Exclusions

Remarks

Welcome to this spacious five-bedroom family home, ideally situated on a large private lot with an inground pool in the highly sought-after community of Baie-D'Urfé. Designed for comfortable family living and entertaining.

Addendum

The main floor offers a generous living room, a separate formal dining room, and a bright eat-in kitchen. A sixth bedroom/ or office on this level provides flexibility for guests, a home office, or extended family. The main-floor laundry room adds everyday convenience, while the sauna and shower, along with a separate powder room, create a practical and relaxing space for the whole family.

The second level features four well-proportioned bedrooms, including a spacious primary bedroom with a private ensuite. A welcoming family room or 5th bedroom on this level provides an ideal retreat for relaxing, reading, or spending quality time together.

Beautiful hardwood floors add warmth and character throughout the home. The finished basement extends the living space with a games room, family room, and workshop, offering plenty of room for recreation, hobbies, and storage.

Outside, the expansive lot provides a wonderful setting for outdoor enjoyment and entertaining, with an inground pool perfect for summer gatherings.

Located within walking distance of schools and close to the many amenities and attractions that make Baie-D'Urfé such a desirable place to live, this exceptional home offers space, comfort, and an outstanding family lifestyle.

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, combustion appliance sand chimneys are sold without any warranty with respect to their compliance with applicable regulations and insurance requirements. >>> The swimming pool and its related equipment are included in the sale without any legal warranty as to quality.

Seller's Declaration

Yes SD-95582

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



Exterior entrance



Hall



Office



Hall



Sauna



Sauna



Powder room



Living room



Living room



Dining room



Dining room



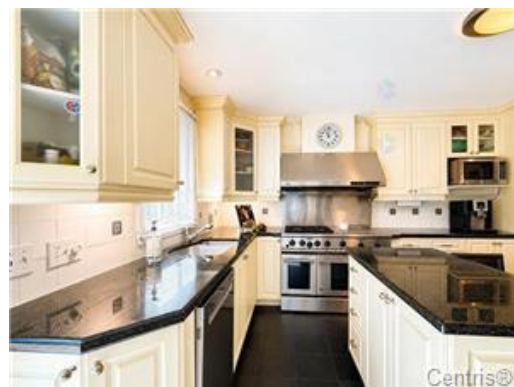
Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Laundry room



Hall



Hall



Bedroom



Bedroom



Family room



Family room