



Shapoor Hoghooghi, Residential and Commercial Real Estate Broker
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Centris No. 16023546 (Active)



\$895,000

14 Rue Sunny Acres

Baie-d'Urfé

H9X 3B6

Region Montréal

Neighbourhood East

Near

Body of Water

Property Type	Bungalow	Year Built	1950
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size	52.6 X 45.11 ft irr	File Number	
Lot Area	17,890 sqft	Occupancy	60 days PP/PR Accepted
Cadastre	1557610	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$3,434 (2024)	Common Exp.	
Lot	\$615,000	School	\$575 (2023)	Electricity	
Building	\$132,600	Infrastructure		Oil	
		Water		Gas	
Total	\$747,600 (119.72%)	Total	\$4,009	Total	

Room(s) and Additional Space(s)					
No. of Rooms	10		No. of Bedrooms (above ground + basement)	3+0	
			No. of Bathrooms and Powder Rooms	3+0	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	17.5 X 17.3 ft	Wood		
GF	Dining room	17.3 X 8.10 ft	Wood		
GF	Kitchen	19.3 X 14.1 ft	Ceramic		
GF	Primary bedroom	16.5 X 9.10 ft	Wood		
GF	Bedroom	13.5 X 11.2 ft	Wood		
GF	Bedroom	10.7 X 10 ft	Wood		
GF	Family room	23.3 X 14.4 ft	Ceramic		
GF	Bathroom	6.5 X 5.7 ft	Ceramic	ensuite	
GF	Bathroom	10 X 5 ft	Ceramic		
GF	Bathroom	7.4 X 3.7 ft	Ceramic		

Features

Sewage System	Septic tank	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation		Pool	
Roofing		Parkg (total)	Driveway (4), Garage (1)
Siding		Driveway	Asphalt
Windows		Garage	Attached, Single width
Window Type		Carpport	
Energy/Heating	Electricity	Lot	Bordered by hedges
Heating System	Electric baseboard units	Topography	Flat
Basement	Crawl space, None	Distinctive Features	Street corner
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park
Kitchen Cabinets	Wood	Building's Distinctive Features	
Property/Unit Amenity		Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Exclusions

Window coverings, dishwasher, alarm system, gazebo

Remarks

Discover the warmth of this inviting 3-bedroom, 3-bathroom bungalow, gracefully nestled on a spacious lot. Its thoughtful design boasts large windows, seamlessly connecting the interior with the serene backyard, creating a harmonious blend of indoor and outdoor living spaces. With ample natural light flooding through, this home offers a warm and inviting atmosphere. Explore the tranquility and comfort that this bungalow provides, making it an ideal retreat for a modern and relaxed lifestyle.

Addendum

New sump pump 2020
New humidifier 2024
New vent stack 2020
New bathroom added in tv room.
New garage door opener.
Heater replaced in tv room 2021
Light in Dinning room

Sale with legal warranty of quality

Seller's Declaration

Yes SD-29881

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.