



Residential and Commercial Real Estate Broker

**BLVD IMMOBILIER**  
 Real Estate Agency  
 6600, Rte Transcanadienne #203  
 Pointe-Claire (QC) H9R 4S2

**Laurie Fearon 514-575-7984**  
 Real Estate Broker  
 Brokers@LaurieFearon.com  
**Shapoor Hoghooghi 514-295-8787**  
 Real Estate Broker  
 Brokers@ShapoorHoghooghi.com



**Centris No.** 25438349 (Active)



**\$1,649,000**

**111 Rue Chestnut**  
**Baie-d'Urfé**  
**H9X 2M2**

**Region** Montréal  
**Neighbourhood** East  
**Near** Birch Hill  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	2012
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	59 X 37 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>	3,238 sqft	<b>Trade possible</b>	
<b>Building Area</b>	2,183 sqft	<b>Cert. of Loc.</b>	Yes (2017)
<b>Lot Size</b>	183 X 101 ft irr	<b>File Number</b>	
<b>Lot Area</b>	19,963 sqft	<b>Occupancy</b>	60 days PP/PR Accepted
<b>Cadastre</b>	1558155	<b>Deed of Sale Signature</b>	60 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2024	<b>Municipal</b>	\$5,930 (2025)	<b>Common Exp.</b>	
<b>Lot</b>	\$651,900	<b>School</b>	\$1,042 (2024)	<b>Electricity</b>	
<b>Building</b>	\$590,300	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$1,242,200 (132.75%)	<b>Total</b>	\$6,972	<b>Total</b>	

Room(s) and Additional Space(s)					
No. of Rooms	18	No. of Bedrooms (above ground + basement)	5+1	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	16.1 X 15.5 ft	Wood		
GF	Family room	12.5 X 11.8 ft	Wood		
GF	Dining room	13.2 X 10.7 ft	Wood		
GF	Office	14.4 X 7.10 ft	Wood		
GF	Kitchen	19.1 X 13.3 ft irr	Marble		
GF	Entrance	10.5 X 5.11 ft	Ceramic		
2	Bedroom	15.4 X 9.7 ft	Wood		
2	Bedroom	15.3 X 9.7 ft	Wood		
2	Bedroom	18.8 X 10.10 ft	Wood		
2	Bathroom	9.3 X 8.6 ft	Ceramic		
3	Primary bedroom	22.6 X 16.10 ft	Wood		
3	Bathroom	15.6 X 8.7 ft	Ceramic		

3	secret room	11.9 X 10.5 ft	Wood
3	Laundry room	8.8 X 3.6 ft	Ceramic
GL	Bedroom	13.4 X 11.3 ft	Wood
GL	Bathroom	8.6 X 6.6 ft	Ceramic
BA1	Family room	24.9 X 18.9 ft	Laminate floor
BA1	Bedroom	9.4 X 8.4 ft	Laminate floor
BA1	Powder room	5.2 X 5 ft	Flexible floor coverings
BA1	Storage	8.2 X 5.10 ft	Laminate floor
BA1	Storage	7.8 X 6.6 ft	Laminate floor
BA1	Unfinished Bathroom	7.6 X 4.11 ft	Concrete
BA1	Unfinished Spa	5 X 5 ft	Concrete
<b>Additional Space</b>			<b>Size</b>
Patio			26.11 X 29 ft
Balcony			3 X 5 ft

## Features

<b>Sewage System</b>	Septic tank	<b>Rented Equip. (monthly)</b>	Propane tank (\$15)
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	Inground
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (6), Garage (2)
<b>Siding</b>	Stucco	<b>Driveway</b>	Paving stone
<b>Windows</b>		<b>Garage</b>	Attached
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>		<b>Lot</b>	Fenced
<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, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Private balcony, Central air conditioning, Fire detector (connected), Furnished, Outdoor storage space, Alarm system, Central heat pump, generator	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

## Inclusions

Samsung fridge, AVG wine fridge (euro design), built-in microwave, built in convection oven, stove, dishwasher, washer & dryer, alarm, pool acc., cabana, two electric garage door openers, curtains, rods & blinds, all the furniture, Generator.

## Exclusions

## Remarks

Stunning Multi-Level Home in Desirable Baie-D'Urfé Discover this beautiful multi-level home located in the heart of Baie-D'Urfé, one of the most sought-after areas in the West Island. Offering over 3,200 square feet of living space, this property is perfect for families seeking both comfort and style.

## Addendum

### Key Features:

- \* Spacious Design: With multiple levels, this home provides an ideal blend of open living spaces and private retreats.
- \* Large Lot: Set on an expansive lot, enjoy ample outdoor space for entertaining, gardening, or relaxation.
- \* Prime Location: Nestled in a quiet and prestigious neighborhood, close to excellent schools, parks, and amenities.

This property offers the perfect balance of charm and functionality , with plenty of room to make it your own. Don't miss the opportunity to live in one of Baie-D'Urfé's most desirable locations.

Contact us today for a private viewing and make this dream home yours!

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

### Seller's Declaration

Yes SD-46211

### 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.