



Shapoor Hoghooghi, Residential and Commercial Real Estate Broker
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 Real Estate Agency
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Centris No. 16295832 (Active)



\$3,500/month X 12 month(s)

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		Repossess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size		File Number	
Lot Area		Occupancy	2024-05-06
Cadastre	1557610	Deed of Sale Signature	2024-05-06
Zoning	Residential		

Municipal Assessment	Taxes (annual)	Expenses/Energy (annual)
Year	Municipal	Common Exp.
Lot	School	Electricity
Building	Infrastructure	Oil
	Water	Gas
Total	Total	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		Carport	
Energy/Heating		Lot	
Heating System		Topography	
Basement	None	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove		Proximity	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, High school, Highway, Park
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity		Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Stove, Fridge, Dishwasher, Washer, Dryer, Dining Table and 5 chairs (in family room), 2 Sofas, Outdoor Furniture.

Exclusions

Heating, Electricity, Water Tax (if applicable), Alarm System

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

Lessee needs to provide references- background and credit check.
 Lessee must obtain personal liability insurance for 2 million
 No sub leasing allowed
 No Air BNB allowed
 No pets
 No smoking

Seller's Declaration

No

Source

BLVD IMMOBILIER, Real Estate Agency