



Residential and Commercial Real Estate Broker

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

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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**

<b>Property Type</b>	Bungalow	<b>Year Built</b>	1950
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	Seasonal
<b>Intergenerational</b>		<b>Reposess./Judicial auth.</b>	No
<b>Building Size</b>		<b>Trade possible</b>	
<b>Living Area</b>		<b>Cert. of Loc.</b>	No
<b>Building Area</b>		<b>File Number</b>	
<b>Lot Size</b>		<b>Occupancy</b>	2024-05-06
<b>Lot Area</b>		<b>Deed of Sale Signature</b>	2024-05-06
<b>Cadastre</b>	1557610		
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>	<b>Taxes (annual)</b>	<b>Expenses/Energy (annual)</b>
<b>Year</b>	<b>Municipal</b>	<b>Common Exp.</b>
<b>Lot</b>	<b>School</b>	<b>Electricity</b>
<b>Building</b>	<b>Infrastructure</b>	<b>Oil</b>
	<b>Water</b>	<b>Gas</b>
<b>Total</b>	<b>Total</b>	<b>Total</b>

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	<b>10</b>	<b>No. of Bedrooms (above ground + basement)</b>	<b>3+0</b>	<b>No. of Bathrooms and Powder Rooms</b>	<b>3+0</b>
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
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		

<b>Features</b>		
<b>Sewage System</b>	Septic tank	<b>Rented Equip. (monthly)</b>
<b>Water Supply</b>	Municipality	<b>Renovations</b>

<b>Foundation</b>		<b>Pool</b>	
<b>Roofing</b>		<b>Parkg (total)</b>	Driveway (4), Garage (1)
<b>Siding</b>		<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	Attached, Single width
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>		<b>Lot</b>	
<b>Heating System</b>		<b>Topography</b>	
<b>Basement</b>	None	<b>Distinctive Features</b>	
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>		<b>View</b>	
<b>Fireplace-Stove</b>		<b>Proximity</b>	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, High school, Highway, Park
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>		<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

### 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