



Shapoor Hoghooghi, Residential and Commercial Real Estate Broker
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Centris No. 25438349 (Active)



\$1,799,900

111 Rue Chestnut
Baie-d'Urfé
H9X 2M2

Region Montréal
Neighbourhood East
Near Birch Hill
Body of Water

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

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$5,647 (2024)	Common Exp.	
Lot	\$651,900	School	\$972 (2023)	Electricity	
Building	\$590,300	Infrastructure		Oil	
		Water		Gas	
Total	\$1,242,200 (144.90%)	Total	\$6,619	Total	

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
Additional Space			Size
Patio			26.11 X 29 ft
Balcony			3 X 5 ft

Features

Sewage System	Septic tank	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (6), Garage (2)
Siding	Stucco	Driveway	Paving stone
Windows		Garage	Attached
Window Type		Carport	
Energy/Heating		Lot	Fenced
Heating System	Forced air	Topography	Flat
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation
Kitchen Cabinets	Wood	Building's Distinctive Features	
Property/Unit Amenity	Private balcony, Central air conditioning, Fire detector (connected), Furnished, Outdoor storage space, Alarm system, Central heat pump, generator	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

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

Welcome to this multi-level custom-built home nestled in the picturesque town of Baie D'Urfé. This stunning residence offers a blend of elegance, space, and comfort, perfect for families seeking a luxurious lifestyle in a serene setting. As you step inside, you'll be greeted by an expansive main floor that features a dedicated office, ideal for those who work from home or need a quiet study space. The main floor also houses a gourmet kitchen, designed with both functionality and style in mind, leading to an inviting dining area perfect for entertaining guests.

Addendum

The home boasts five large bedrooms, providing ample space for family and guests alike. Three full bathrooms ensure convenience and privacy for everyone. The highlight of this home is the master suite, which encompasses the entire upper floor. This private sanctuary includes a cozy sitting area nestled in a bay window, perfect for enjoying a morning coffee or unwinding with a book. The master ensuite features a luxurious bathroom, a dedicated laundry area, and a private deck overlooking the scenic backyard, offering a perfect retreat to enjoy the natural beauty of Baie D'Urfé. Basement newly renovated in 2024.

Outside, the home is surrounded by beautifully landscaped grounds that provide a peaceful and private outdoor oasis. The backyard is a haven for relaxation and entertainment, with plenty of space for outdoor activities and gatherings.

This custom-built home in Baie D'Urfé is not just a place to live, but a lifestyle to experience. Don't miss the opportunity to make this exceptional property your own.

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.