



Residential and Commercial Real Estate Broker

**BLVD IMMOBILIER**  
 Real Estate Agency  
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 Pointe-Claire (QC) H9R 4S2

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**Centris No.** 13143910 (Active)



**\$1,050,000**

**221 Rue Oakridge**  
**Baie-d'Urfé**  
**H9X 2N5**  
**Region** Montréal  
**Neighbourhood** East  
**Near**  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1961
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>		<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>	1,878 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	No
<b>Lot Size</b>		<b>File Number</b>	
<b>Lot Area</b>	17,653 sqft	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre</b>	1557937	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2024	<b>Municipal</b>	\$4,200 (2024)	<b>Common Exp.</b>	
<b>Lot</b>	\$606,800	<b>School</b>	\$791 (2024)	<b>Electricity</b>	
<b>Building</b>	\$367,500	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>	\$90 (2024)	<b>Gas</b>	
<b>Total</b>	\$974,300 (107.77%)	<b>Total</b>	\$5,081	<b>Total</b>	

Room(s) and Additional Space(s)				
No. of Rooms	No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
16	5+0		2+1	
Level	Room	Size	Floor Covering	Additional Information
GF	Living room	18.11 X 15.5 ft	Wood	Fireplace-Stove.
GF	Family room	15 X 11 ft	Wood	Fireplace-Stove.
GF	Dining room	12.11 X 11.4 ft	Wood	
GF	Kitchen	15.5 X 11.4 ft irr	Ceramic	
GF	Laundry room	7.8 X 5.9 ft	Ceramic	
GF	Powder room	5.7 X 3.4 ft	Wood	
GF	Primary bedroom	17.8 X 11.7 ft	Wood	
GF	ensuite	9.9 X 7.4 ft	Ceramic	
2	Bedroom	11.6 X 8.11 ft	Wood	
2	Bedroom	13.7 X 10.7 ft irr	Wood	
2	Bedroom	13.8 X 10.7 ft	Wood	
2	Bedroom	10.3 X 10.2 ft	Wood	

2	Bathroom	7.1 X 6.11 ft	Ceramic
BA1	Family room	23.4 X 14.8 ft	Flexible floor coverings
BA1	Storage	26.9 X 11.1 ft	Concrete
BA1	utility room	20.4 X 12.8 ft	Concrete
GF	Solarium/Sunroom	11.9 X 8.11 ft	

## Features

<b>Sewage System</b>	Septic tank	<b>Rented Equip. (monthly)</b>	Water heater - 1 (\$14)
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (4), Garage (2)
<b>Siding</b>	Stone, Wood	<b>Driveway</b>	Paving stone
<b>Windows</b>	Wood	<b>Garage</b>	Attached, Double width or more
<b>Window Type</b>	Casement	<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Partially finished	<b>Distinctive Features</b>	Street corner
<b>Bathroom</b>	Ensuite bathroom, Jacuzzi bathtub	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>		<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	Commuter train, Daycare centre, Elementary school, Highway, Park
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Central air conditioning, Electric garage door opener, Central heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

## Inclusions

All window treatments (as is) ,fridge stove top , wall oven, dishwasher, automatic garage opener, small fridge in garage

## Exclusions

## Remarks

Welcome to this beautifully maintained 5-bedroom home nestled in the heart of scenic Baie D'Urfé! Situated on a corner lot, this property is full of charm and ready for a new family to make it their own.

## Addendum

On the main floor, you'll find a spacious living room, a cozy family room, a well-equipped kitchen, and a formal dining room, perfect for entertaining. The master bedroom, complete with an ensuite, is also located on the main level, along with a convenient powder room and laundry room.

Upstairs, the second story offers four generous bedrooms and a family bathroom , making it ideal for growing families or guests.

Enjoy the outdoors in every corner of this charming property. Relax on your inviting front porch, soak up the sunlight in the cozy sunroom, or unwind in the stunning backyard featuring a butterfly garden and tranquil pond with running water. .

Don't miss this opportunity to settle into a wonderful community and call this house your home!

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

## Seller's Declaration

Yes SD-56255

**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.