

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. 254383

	25438349	(Active)
--	----------	----------

	De la construcción de la constru	Resconstield Blvds	\$1,699,000 111 Rue Chestnut Baie-d'Urfé H9X 2M2 Region Neighbourhood	Montréal East	
of the second second	Lakeshore Rd		Near	Birch Hill	
	entris	Map data ©2024 Google	Body of Water		
Property Type Building Type Intergenerational	Two or more storey Detached		Year Built Expected Delivery I Seasonal	Date	2012
Building Size	59 X 37 ft irr		<b>Reposess./Judicial</b>	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
Cadastre	1558155		Deed of Sale Signat	ture	Accepted 60 days PP/PR Accepted
Zoning	Residential				
Municipal Assessment	Taxes (annual)		Expenses/Ener	gy (annı	ual)
Year         2024           Lot         \$651,900	Municipal School	\$5,647 (2024) \$1,042 (2024)	Common Exp.		
<b>Building</b> \$590,300	Infrastructure Water		Electricity Oil Gas		
<b>Total</b> \$1,242,200 (136.77%)	Total	\$6,689	Total		

# Room(s) and Additional Space(s)

No. of Rooms	18 No. of Be	drooms (above groun	d + 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 5.1 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       Additional Space     Size     Size       Pato     26.11 X 29 ft       Balcony     3 X 5 ft       Renovations       Fool     Inground       Roofing     Asphalt shingles     Parkg (total)       Patward (stotal)     Driveway (6), Garage (2)       Siding     Stucco     Driveway       Windows     Garage     Attached       Window Type     Garage     Attached       Heating System     Forced air     Topography       Basement     6 feet and more, Finished basement     Distinctive Features       Basement// Dryer (installat						
GL Bedrom 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 Space <b>Size</b> Patio Balcony 3 X 5 ft <b>Features</b> <b>Features</b> <b>Sewage System</b> Septic tank <b>Rented Equip. (monthly)</b> Wuater Supply Municipality <b>Renovations</b> Foundation Poured concrete <b>Pool</b> Inground <b>Roofing</b> Asphalt shingles <b>Parkg (total)</b> Driveway (6), Garage (2) <b>Driveway</b> (6), Garage (2) <b>Driveway</b> Paving stone <b>Window</b> <b>Window Type Eace Forced air</b> <b>Bathroom Forced air</b> <b>Basement</b> 6 feet and more, Finished basement 6 feet and more, Finished <b>Bathroom Wood fireplace Wood fireplace Pool</b> Bicycle path, CEGEP, Commuter	3	secret room		11.9 X 10.5 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 Unfinished Bathroom 7.6 X 4.11 ft Concrete BA1 Unfinished Spa 5 X 5 ft Concrete Additional Space 7.8 X 6.6 ft Concrete BA1 Unfinished Spa 5 X 5 ft Concrete Additional Space 7.8 X 6.6 ft Carminate floor BA1 Unfinished Spa 5 X 5 ft Concrete BA1 Unfinished Spa 5 X 5 ft Concrete Bathroom Kofing Stucco Corcrete Pool Inground Carport Stucco Driveway (6), Garage (2) Siding Stucco Driveway Paving stone Window Type Concrete Carport Lot Fenced Heating System Forced air Topography Flat Basement 6 feet and more, Finished basement Bathroom Kofineplace Water (access) View Fireplace-Stove Wood fireplace Proximity Bicycle path, CEGEP, Commuter	3	Laundry room		8.8 X 3.6 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     Size       Patio     Storage     5 X 5 ft     Concrete       Balcony     Storage     5 X 5 ft     Concrete       Features       Sewage System     Septic tank     Rented Equip. (monthly)       Water Supply     Municipality     Renovations     Inground       Foundation       Poure concrete     Pool       Roofing     Asphalt shingles     Parkg (total)     Driveway (6), Garage (2)       Siding     Stucco     Garage     Attached       Windows     Eorced air     Topography     Flat       Basement     6 feet and more, Finished basement     Distinctive Features     Flat       Bathroom     Koofing     Koet (access)     Water (access)	GL	Bedroom		13.4 X 11.3 ft	Wood	
BA1     Bedroom     9.4 × 8.4 ft     Laminate floor       BA1     Powder room     5.2 × 5 ft     Flexible floor coverings       BA1     Storage     8.2 × 5.10 ft     Laminate floor       BA1     Storage     7.8 × 6.6 ft     Laminate floor       BA1     Unfinished Bathroom     7.6 × 4.11 ft     Concrete       Additional Space     5 × 5 ft     Concrete       Additional Space     5 × 5 ft     Concrete       Patio     26.11 × 29 ft       Balcony     3 × 5 ft               Features	GL	Bathroom		8.6 X 6.6 ft	Ceramic	
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 V 525 ft Concrete Additional Space V 525 ft Concrete BA1 Unfinished Spa 5 X 5 ft Concrete BA1 Unfinished Spa 5 X 5 ft Concrete BA1 Unfinished Spa 5 X 5 ft Concrete BA1 Storage X 5 ft Concrete BA1 Unfinished Spa 5 X 5 ft Concrete Features V 3 X 5 ft Features V 10000 Properties V 10000 Propene tank (\$15) Water Supply Municipality Renovations Foundation Poured concrete Pool Inground Roofing Asphalt shingles Parkg (total) Driveway (6), Garage (2) Siding Stucco Driveway Paving stone Windows Garage Attached Windows Garage Carport Lot Fenced Heating System Forced air Topography Flat Basement 6 feet and more, Finished basement Bathroom Wood fireplace Wood fireplace Proximity Bicycle path, CEGEP, Commuter	BA1	Family room		24.9 X 18.9 ft	Laminate floor	
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       Additional Space     5 X 5 ft     Concrete       Additional Space     5 X 5 ft     Concrete       Patio     26.11 X 29 ft       Balcony     3 X 5 ft          Features       Sewage System     Septic tank      Renovations       Foundation     Poured concrete   Pool       Inground    Renovations       Foundation     Poured concrete   Pool       Inground    Renovations Foundation       Poured concrete     Pool   Inground Renovations Garage Attached  Windows Kucco Driveway Paving stone Windows Forced air Forced air Forced air Forced air Topography Flat Basement 6 feet and more, Finished basement Basement 6 feet and more, Finished basement Wood fireplace Wood fireplace Wood fireplace Wood fireplace Proximity Bicycle path, CEGEP, Commuter	BA1	Bedroom		9.4 X 8.4 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       3 X 5 ft       Concrete         Balcony       3 X 5 ft       -         Features       Septic tank       Rented Equip. (monthly)       Propane tank (\$15)         Water Supply       Municipality       Renovations       -         Foundation       Poured concrete       Pool       Inground         Roofing       Asphalt shingles       Parkg (total)       Driveway (6), Garage (2)         Siding       Stucco       Driveway       Paving stone         Windows       -       Garage       Attached         Windows Type       -       Lot       Fenced         Heating System       Forced air       Topography       Flat         Basement       6 feet and more, Finished basement       Distinctive Features       -         Wather (access)       Water (access)       View       -         Washer/Dryer (installation)       Wood fireplace       View       Proximity         Bicycle path, CEGEP, Co	BA1	Powder room		5.2 X 5 ft	Flexible floor coverings	
BA1 Unfinished Bathroom 7.6 X 4.11 ft Concrete BA1 Unfinished Spa 5 X 5 ft Concrete Additional Space 5 X 5 ft Concrete Additional Space 26.11 X 29 ft Balcony 3 X 5 ft Features Sewage System Septic tank Rented Equip. (monthly) Propane tank (\$15) Water Supply Municipality Renovations Foundation Poured concrete Pool Inground Roofing Asphalt shingles Parkg (total) Driveway (6), Garage (2) Siding Stucco Driveway Paving stone Windows Garage Attached Window Type Forced air Garage Carport Energy/Heating Forced air Concrete Bathroom Koof feet and more, Finished basement Bathroom Wood fireplace Wood fireplace Wood fireplace Proximity Bicycle path, CEGEP, Commuter	BA1	Storage		8.2 X 5.10 ft	Laminate floor	
BA1 Unfinished Spa 5 X 5 ft Concrete Additional Space 5 X 5 ft Concrete Additional Space 26.11 X 29 ft Balcony 3 X 5 ft Features Sewage System Septic tank Rented Equip. (monthly) Propane tank (\$15) Water Supply Municipality Renovations Foundation Poured concrete Pool Inground Roofing Asphalt shingles Parkg (total) Driveway (6), Garage (2) Siding Stucco Driveway Paving stone Windows Garage Attached Window Type Garage Attached Window Type Forced air Garage Topography Flat Basement 6 feet and more, Finished basement Bathroom Wood fireplace Water (access) Washer/Dryer (installation) Fireplace-Stove Wood fireplace Parka (access) Washer/Dryer (installation) Fireplace-Stove Wood fireplace Parka (access) Parka (access) Proximity Bicycle path, CEGEP, Commuter	BA1	Storage		7.8 X 6.6 ft	Laminate floor	
Additional SpaceSizePatio26.11 X 29 ftBalcony3 X 5 ftFeaturesSewage SystemSeptic tankRented Equip. (monthly)Propane tank (\$15)Water SupplyMunicipalityRenovationsFoundationPoured concretePoolIngroundRoofingAsphalt shinglesParkg (total)Driveway (6), Garage (2)SidingStuccoDrivewayPaving stoneWindowsGarageAttachedWindow TypeLotFencedEnergy/HeatingForced airTopographyBasement6 feet and more, Finished basementDistinctive FeaturesBathroomWood fireplaceWater (access)Washer/Dryer (installation)Wood fireplaceProximityFireplace-StoveWood fireplaceProximity	BA1	Unfinished Bat	hroom	7.6 X 4.11 ft	Concrete	
Patio26.11 X 29 ftBalcony3 X 5 ftFeaturesSeptic tankRented Equip. (monthly)Propane tank (\$15)Water SupplyMunicipalityRenovationsFoundationPoured concretePoolIngroundRoofingAsphalt shinglesParkg (total)Driveway (6), Garage (2)SidingStuccoDrivewayPaving stoneWindowsGarageAttachedWindowsCarportEnergy/HeatingHeating SystemForced airTopographyBasement6 feet and more, Finished basementDistinctive Features ViewBathroomWood fireplaceWater (access) ViewWood fireplaceWood fireplaceProximity	BA1	Unfinished Spa	1	5 X 5 ft	Concrete	
Balcony       3 X 5 ft         Features       Sewage System       Septic tank       Rented Equip. (monthly)       Propane tank (\$15)         Water Supply       Municipality       Renovations       Inground         Foundation       Poured concrete       Pool       Inground         Roofing       Asphalt shingles       Parkg (total)       Driveway (6), Garage (2)         Siding       Stucco       Driveway       Paving stone         Windows       Garage       Attached         Windows       Lot       Fenced         Heating System       Forced air       Topography       Flat         Basement       6 feet and more, Finished basement       Distinctive Features       Flat         Bathroom       Wood fireplace       Water (access)       Yiew         Washer/Dryer (installation)       Kood fireplace       Proximity       Bicycle path, CEGEP, Commuter	Additional S	расе				
Features         Sewage System       Septic tank       Rented Equip. (monthly)       Propane tank (\$15)         Water Supply       Municipality       Renovations       Propane tank (\$15)         Foundation       Poured concrete       Pool       Inground         Roofing       Asphalt shingles       Parkg (total)       Driveway (6), Garage (2)         Siding       Stucco       Driveway       Paving stone         Windows       Garage       Attached         Windows       Lot       Fenced         Heating System       Forced air       Topography       Flat         Basement       6 feet and more, Finished basement       Distinctive Features       View         Bathroom       Wader (access)       View       ForceGP, Commuter         Fireplace-Stove       Wood fireplace       Proximity       Bicycle path, CEGEP, Commuter						
Sewage SystemSeptic tankRented Equip. (monthly)Propane tank (\$15)Water SupplyMunicipalityRenovationsFoundationPoured concretePoolIngroundRoofingAsphalt shinglesParkg (total)Driveway (6), Garage (2)SidingStuccoDrivewayPaving stoneWindowsStuccoGarageAttachedWindow TypeLotFencedEnergy/HeatingHeating SystemForced airTopographyFlatBasement6 feet and more, Finished basementDistinctive Features basementFlatBathroom Washer/Dryer (installation)Wood fireplaceWater (access) ViewForced path, CEGEP, Commuter	Balcony				3 X 5 ft	
Water SupplyMunicipalityRenovationsFoundationPoured concretePoolIngroundRoofingAsphalt shinglesParkg (total)Driveway (6), Garage (2)SidingStuccoDrivewayPaving stoneWindowsGarageAttachedWindow TypeCarportEnergy/HeatingHeating SystemForced airTopographyBasement6 feet and more, Finished basementDistinctive FeaturesBathroomWater (access) ViewViewFireplace-StoveWood fireplaceProximity		tem S	Septic tan	ık	Rented Equip. (monthly	) Propane tank (\$15)
RoofingAsphalt shinglesParkg (total)Driveway (6), Garage (2)SidingStuccoDrivewayPaving stoneWindowsGarageAttachedWindow TypeCarportEnergy/HeatingLotFencedHeating SystemForced airTopographyBasement6 feet and more, Finished basementDistinctive Features basementBathroomWater (access)Washer/Dryer (installation)ViewFireplace-StoveWood fireplace			•			, , ,
SidingStuccoDrivewayPaving stoneWindowsGarageAttachedWindow TypeCarportEnergy/HeatingEnergy/HeatingLotFencedHeating SystemForced airTopographyBasement6 feet and more, Finished basementDistinctive FeaturesBathroomWater (access)Washer/Dryer (installation)ViewFireplace-StoveWood fireplace	Foundation	F	Poured co	oncrete	Pool	Inground
WindowsGarageAttachedWindow TypeCarportEnergy/HeatingLotHeating SystemForced airTopographyFlatBasement6 feet and more, Finished basementBathroomWater (access)Washer/Dryer (installation)ViewFireplace-StoveWood fireplace	Roofing	A	Asphalt sh	ningles	Parkg (total)	Driveway (6), Garage (2)
Window Type       Carport         Energy/Heating       Lot       Fenced         Heating System       Forced air       Topography       Flat         Basement       6 feet and more, Finished basement       Distinctive Features       Forced air         Bathroom       Water (access)       View       Fireplace-Stove       Wood fireplace         Fireplace-Stove       Wood fireplace       Proximity       Bicycle path, CEGEP, Commuter	Siding	5	Stucco		Driveway	Paving stone
Energy/HeatingLotFencedHeating SystemForced airTopographyFlatBasement6 feet and more, Finished basementDistinctive Features basement-BathroomWater (access)ViewWasher/Dryer (installation)View-Fireplace-StoveWood fireplaceProximityBicycle path, CEGEP, Commuter					Garage	Attached
Heating System     Forced air     Topography     Flat       Basement     6 feet and more, Finished basement     Distinctive Features     Flat       Bathroom     Water (access)     View       Washer/Dryer (installation)     View     Fireplace-Stove       Fireplace-Stove     Wood fireplace     Proximity	•••				•	
Basement     6 feet and more, Finished basement     Distinctive Features       Bathroom     Water (access)       Washer/Dryer (installation)     View       Fireplace-Stove     Wood fireplace     Proximity		-				
Bathroom     Water (access)       Washer/Dryer (installation)     View       Fireplace-Stove     Wood fireplace     Proximity     Bicycle path, CEGEP, Commuter						Flat
Bathroom     Water (access)       Washer/Dryer (installation)     View       Fireplace-Stove     Wood fireplace       Proximity     Bicycle path, CEGEP, Commuter	Basement				Distinctive Features	
Washer/Dryer (installation)     View       Fireplace-Stove     Wood fireplace       Proximity     Bicycle path, CEGEP, Commuter	Dethus and	b	basement			
Fireplace-Stove         Wood fireplace         Proximity         Bicycle path, CEGEP, Commuter		or (installation)			· · · ·	
train Cross-country skiing	-		Vood fire	place		Bicycle path, CEGEP, Commuter
						train, Cross-country skiing,

Kitchen Cabinets	
Property/Unit Amenity	Private I

Property/Unit AmenityPrivate balcony, Central air<br/>conditioning, Fire detector<br/>(connected), Furnished, Outdoor<br/>storage space, Alarm system,<br/>Central heat pump, generatorRestrictions/Permissions

## Building's Distinctive Features Energy efficiency

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 5 bedroom 3 bath home offers, space, and comfort, perfect for families seeking a comfortable lifestyle in a serene setting. As you step inside, you'll be welcomed by a spacious foyer that opens into the main floor. The main floor features open living room, dining room and a dedicated office, ideal for those who work from home or need a quiet study space. The main floor also houses the kitchen with breakfast nook, designed with both functionality and style in mind. Large windows, and a wall of garden doors bath the house in sunlight.

Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public

transportation

### 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 the master ensuite, a dedicated laundry area, and a private deck overlooking the backyard.

This large lot offers endless possibilities.

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 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.