



François Bissonnette, Certified Real Estate Broker

REALTA

Real Estate Agency

1295, AVENUE VAN HORNE

OUTREMONT (QC) H2V 1K5

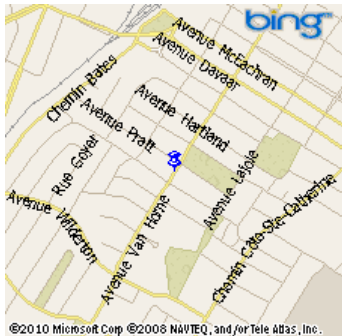
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MLS® No. 8329726 (Active)



\$1,335,000

**1828 Av. Van Horne
Outremont (Montréal)
H2V 1M5**

Region Montréal

Neighbourhood

Near Pratt

Body of Water

Property Type	Two or more storey	Year Built	1932
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	30 X 41 ft	Repossession	No
Living Area	3,470.00 sqft	Trade possible	
Ground Area	1,362.00 sqft	Cert. of Loc.	Yes (2008)
Lot Size	50 X 150 ft	File Number	
Lot Area	7,500.00 sqft	Possession Date	2010-09-15
Québec Cadastre	1 352 825	Deed of Sale Signature	2010-09-10
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2011	Municipal	\$8,870 (2010)	Common Exp.	
Lot	\$548,700	School	\$2,192 (2010)	Electricity	\$2,509
Building	\$532,900	Infrastructure		Oil	
		Water		Gas	\$3,761
Total	\$1,081,600	Total	\$11,062	Total	\$6,270

Room(s) and Outdoor Feature(s)					
No. of Rooms		No. of Bedrooms		No. of Bathrooms and Powder Rooms	
12		5+0		3+1	
Level	Room	Size	Floor Covering	Additional Information	
GF	Hall	7.6 X 19.11 ft	Wood		
GF	Living room	18.11 X 12.9 ft	Wood	Gaz fireplace	
GF	Dining room	13.1 X 16.10 ft	Wood		
GF	Kitchen	12.8 X 14.4 ft	Slate	Radiant floor	
GF	Dinette	13.11 X 8.6 ft	Slate	Radiant floor	
GF	mud room	7.1 X 8 ft	Wood		
GF	Powder room	4 X 4 ft	Ceramic		
2	Landing	10.10 X 8.5 ft			
2	Master bedroom	13.10 X 12.8 ft	Wood		
2	Bedroom	11.8 X 13.8 ft	Wood		
2	Bedroom	13.10 X 12.8 ft	Wood	Solarium attenant	
2	Solarium	13.5 X 8 ft			
2	Bathroom	8.5 X 4.5 ft	Ceramic	Shower	
3	Bedroom	10.8 X 16.5 ft	Wood		
3	Bedroom	10.11 X 12.4 ft	Wood		
3	Bathroom	9.6 X 4 ft	Marble	Shower	

BA1	Family room	18.6 X 12.4 ft	Wood	
BA1	Wine cellar	7 X 11.1 ft	Tiles	
BA1	Office	11.10 X 8.3 ft	Wood	
BA1	Bathroom	12.5 X 12.8 ft	Ceramic	Parquet chauffant
Outdoor features		Size		
Garage		13 X 22 ft		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation		Pool	Heated, Inground
Roofing	Asphalt shingles	Parking	Driveway (4), Garage (1)
Siding	Stone	Driveway	Paving stone
Windows	Aluminum	Garage	Detached, Single width
Window Type	Casement	Carport	
Energy/Heating	Natural gas	Lot	Fenced
Heating System	Hot water	Topograpy	
Basement	6 feet and more, Finished basement, Outdoor entrance	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	Bathroom (Basement 1)	View	
Fireplace-Stove	Gas fireplace, Fireplace - Other	Proximity	Elementary school, High school, Hospital, Park, Public transportation, University, Other
Kitchen Cabinets	Wood	Building's Distinctive Fe:	
Equipment/Services	Fire detector (connected), Central vacuum cleaner system installation, Intercom, Sauna, Alarm system (connected)	Energy efficiency	

Inclusions

Refrigerator, stove, dishwasher, central vacuum and accessories, pool accessories, blinds and curtains.

Exclusions

Washer and dryer.

MLS® Remarks

An elegant and charming home teeming with rich, traditional materials: stained glass windows, mouldings, panelling, marble, slate, oak floors. Magnificent landscaped garden designed to make the most of the warm weather: pool, stone terrace, vegetation and subdued lighting.

Addendum

Unique features:

Magnificent oak floors with walnut inlay.

Main entrance:

Majestic staircase with wrought iron banister, elegant stained glass windows.

Kitchen:

Quality appliances: AGA gas stove (2 ovens, 1 hotplate and 6 burners), Miele dishwasher, Jenn-Air fridge.

Heated slate floors.

Large island doubles as a workspace/eating counter.

Large pantry.

Ground-floor solarium:

Converted into a dinette overlooking the magnificent and entirely landscaped garden (with integrated lighting), pool, and outdoor gas grill with direct hook-up. Connected to a room currently used as a mudroom.

Living room:

Gas fireplace with marble mantelpiece and base.

Second floor:

Large landing brightened by an impressive stained glass window.

Master bedroom with walk-in closet.

Solarium extends off a second large bedroom with a spectacular view of surrounding gardens and Pratt Park.

Attic:

Entirely finished.

Irresistible marble bathroom.

Basement:

Side door can be used to access a home office.

Storage: large closets and cupboards, etc.

Two-storey garage, second floor used for storage.

Several recent improvements.

2009:

Roof: west side replaced.

Air conditioning: one 24000 BTU unit installed.

Many windows replaced and repaired (more than 20).

New bathroom on the 3rd floor.

Renovated bathroom on the 2nd floor.

Completely redone pool (Val-Mar): sand-blasted, ceramic, filter, heat pump, etc.

Many other improvements, list available upon request.

The fence on the south side of the property is inside the property limits (+/- 3-4 ft.).

Seller's Declaration

No

Source

REALTA, 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.