



François Bissonnette, Certified Real Estate Broker

REALTA

Real Estate Agency

1295, AVENUE VAN HORNE
OUTREMONT (QC) H2V 1K5

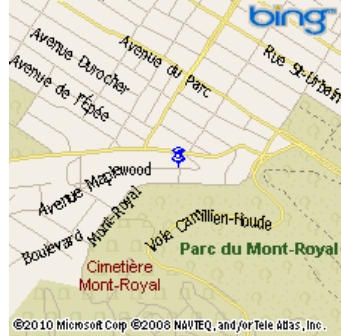
514-789-2889 / 514-789-2889

francois@realta.ca

http://www.realta.ca

REALTA
agence immobilière

MLS® No. 8350757 (Active)



\$1,995,000

**16 Av. Maplewood
Outremont (Montréal)
H2V 2L8**

Region Montréal

Neighbourhood

Near Gorman

Body of Water

Property Type Two or more storey
Building Type Detached
Intergenerational
Building Size 33 X 57 ft irr
Living Area
Ground Area 1,792.00 sqft
Lot Size 50 X 142 ft
Lot Area 6,947.00 sqft

Québec Cadastre 1 350 337

Zoning Residential

Year Built 1930
Expected Delivery Date
Seasonal
Repossession No
Trade possible
Cert. of Loc. Yes (2004)
File Number
Possession Date 60 days PP/PR
Accepted
Deed of Sale Signature 57 days PP/PR
Accepted

Municipal Assessment

Year 2010
Lot \$604,000
Building \$762,500

Total \$1,366,500

Taxes (annual)

Municipal \$13,233 (2010)
School \$3,282 (2010)
Infrastructure
Water

Total \$16,515

Expenses/Energy (annual)

Common Exp.
Electricity \$3,077
Oil \$8,100
Gas

Total \$11,177

Room(s) and Outdoor Feature(s)

No. of Rooms		12		No. of Bedrooms		4+0		No. of Bathrooms and Powder Rooms		3+1	
Level	Room	Size		Floor Covering		Additional Information					
GF	Hall	13.10 X 16.8 ft		Wood							
GF	Living room	13.11 X 20.1 ft		Wood		Fireplace					
GF	Dining room	15 X 12.1 ft		Wood							
GF	Kitchen	16.6 X 8.7 ft		Marble							
GF	Dinette	13.11 X 20 ft		Marble							
GF	Solarium	11.5 X 6.6 ft		Marble							
2	Master bedroom	13.11 X 19 ft		Wood							
2	Bathroom	10.3 X 4.4 ft		Marble							
2	Bedroom	14.4 X 10 ft irr		Wood							
2	Bathroom	11 X 8.10 ft		Marble							
2	Bedroom	12.7 X 12.10 ft		Wood							
2	Office	12.10 X 16.10 ft		Wood							
2	Solarium	17.5 X 10.8 ft		Marble							

BA1	Family room	31 X 17.3 ft	Wood	Fireplace
BA1	Bathroom	13.2 X 6.11 ft	Marble	
BA1	Playroom	16.5 X 13.1 ft	Carpet	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation		Pool	Heated, Inground, Other
Roofing	Asphalt and gravel	Parking	Driveway (2), Garage (1)
Siding	Brick	Driveway	Asphalt, Double width or more
Windows	Wood	Garage	Built-in, Heated, Single width
Window Type		Carport	
Energy/Heating	Heating oil	Lot	
Heating System	Hot water	Topography	
Basement	6 feet and more, Finished basement, Outdoor entrance	Distinctive Features	No rear neighbours, Street corner
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove	Wood stove	Proximity	Bicycle path, Elementary school, High school, Park, Public transportation, University
Kitchen Cabinets	Melamine	Building's Distinctive Features	
Equipment/Services	Wall-mounted air conditioning	Energy efficiency	

Inclusions

Exclusions

Fixtures in dinette, fixture in office (bedroom)

MLS® Remarks

Prestigious address in an exceptional location. Mont Royal serves as the backyard for this elegant and imposing residence. A stunning garden surrounds a magnificent swimming pool and is completed with tasteful landscaping. A gorgeous Outremont family home!

Addendum

General information:

- Large rooms; perfect for hosting.
- Lots of sunlight. Rooms are infused with light.
- Leaded windows.
- Solarium with large bay windows.
- Many luxurious decorative elements such as magnificent stained glass windows and mouldings.

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.