



\$553,000
212 Av. Westminster N., Montréal-Ouest, H4W 1Z6 (Nelson)
Cadastre 1291246
Owner(s) Jocelinda Balcita Tan
Original Price \$608,000 **Last Price** \$569,000 (2021-01-11)
PT/BT CT/SD **Rms** 7 **Bdrms** 3+0 **Built** 1921 **Water Supply** Municipality
Bldg. Size **Tot. Assessm. (2018)** \$380,600 **Sewage Sys.** Municipality
Liv. Area **Mun. Taxes (2020)** \$4,238 **Parkg (total)**
Lot Size **School Taxes (2020)** \$311 **Equip./Serv.**
Lot Area 149.2 sqm

Centris No. 14564117 (SO)
Sold 2021-01-29 102 Days
SD (yes) **BD** (no)
Listed 2020-10-19
Expired 2021-04-30
Info Selling Broker no

Sell. Brokerage Firm RE/MAX IMAGINE INC.

Listing Brokerage Firm

RE/MAX ACTION

RE/MAX ACTION S.Z.

514-933-6781

514-933-6781

Listing Broker(s)

Joshua Barzilay

Sandra Zelikovic

514-983-9609

514-827-6793

Broker Remarks

This character home is a true gem! Lovely 3 bedroom, 1 bath located in the heart of Montreal West. Beautiful woodwork throughout the well maintained home. Amazing opportunity to finished the basement to your liking. Can easily rent indoor parking as well as outdoor parking permits. Close to shops, public transportation, the train, and parks.

Inclusions Refrigerator, Stove, Microwave, Washer, Dryer, Curtains and Blinds

Exclusions All light fixtures and sconces, shelf in den



\$755,000
181 Av. Bedbrook, Montréal-Ouest, H4X 1R7 (Nelson)

Cadastre 1290860
Owner(s) Mary Winrow
Original Price \$749,000 **Last Price** \$749,000
PT/BT CT/ATT **Rms** 7 **Bdrms** 3+0 **Built** 1921 **Water Supply** Municipality, With water meter
Bldg. Size 6.4 X 8.53 m **Tot. Assessm. (2020)** \$473,200 **Sewage Sys.** Municipality
Liv. Area **Mun. Taxes (2020)** \$5,269 **Parkg (total)** Driveway (1), Garage (1)
Lot Size 6.4 X 36.58 m **School Taxes (2020)** \$442 **Equip./Serv.** Wall-mounted air conditioning, Electric garage door opener
Lot Area 234.12 sqm

Centris No. 23679256 (SO)
Sold 2021-01-28 9 Days
SD (yes) **BD** (no)
Listed 2021-01-19
Expired 2021-04-23
Info Selling Broker yes

Sell. Brokerage Firm GROUPE SUTTON - CENTRE OUEST INC.

Listing Brokerage Firm

LES IMMEUBLES IMAGINE INC.

514-862-4088

Listing Broker(s)

Catherine Gardner

514-793-5608

Broker Remarks

Charming 3 bedroom 2 bath cottage with finished basement in the wonderful community of Montreal West. Beautiful gardens both front and back. Parking pad in front, detached garage behind. Great location near pool, tennis courts, parks, and arena. Short walk to the stores on Westminster, bus stops and the train station.

Inclusions Large kitchen appliances, washer/dryer, refrigerator in basement, all curtains (with rods) and blinds.

Exclusions Oak cabinet on wall in main bathroom, all mobility grab bars installed in and outside the house.





\$769,000
15 Garden Road, Montréal-Ouest, H4X 1B5 (Westminster N)

Cadastre 1292165
Owner(s) Jacek Mlynarek, Elzbeita Bienka
Original Price \$794,000 **Last Price** \$794,000
PT/BT CT/DET **Rms** 13 **Bdrms** 3+1 **Built** 1957 **Water Supply** Municipality
Bldg. Size 12.95 X 8.53 m **Tot. Assessm. (2021)** \$516,000 **Sewage Sys.** Municipality
Liv. Area 162.8 sqm **Mun. Taxes (2021)** \$5,805 **Parkg (total)** Driveway (1), Garage (1)
Lot Size 17.07 X 25.91 r **School Taxes (2021)** \$457 **Equip./Serv.** Fire detector (connected), Central vacuum cleaner system installation, Electric garage door opener, Alarm
Lot Area 442.2 sqm

Centris No. 11263796 (SO)
Sold 2021-02-17 6 Days
SD (yes) **BD** (no)
Listed 2021-02-11
Expired 2021-08-31
Info Selling Broker yes

Sell. Brokerage Firm BLVD IMMOBILIER
Listing Brokerage Firm GROUPE SUTTON - CENTRE OUEST INC
 514-483-5800

Listing Broker(s) David Doubt
 514-220-6298

Broker Remarks

View the virtual tour of this specious 3+1 bedroom family home. Detached with a beautiful sunroom, deck and private fenced in backyard. Located in a quiet sector of Montreal West with a park across the street . A great location to bring up the kids. Large finished playroom, with heated floor, in the basement with a 4 th bedroom or office.

Inclusions Fridge, stove, dishwasher, washer, dryer

Exclusions



\$820,000
59 Ainslie Road, Montréal-Ouest, H4X 1K7 (Campbell)

Cadastre 1290705
Owner(s) Emmanuelle Bernheim, Hakim Ounis
Original Price \$829,000 **Last Price** \$829,000
PT/BT CT/SD **Rms** 10 **Bdrms** 4+0 **Built** 1896 **Water Supply** Municipality, With water meter
Bldg. Size 6.71 X 14.33 m **Tot. Assessm. (2021)** \$581,300 **Sewage Sys.** Municipality
Liv. Area 184.6 sqm **Mun. Taxes (2021)** \$6,541 **Parkg (total)** Driveway (2), Carport (1)
Lot Size 10.36 X 36.58 r **School Taxes (2020)** \$519 **Equip./Serv.**
Lot Area 382.39 sqm

Centris No. 24874154 (SO)
Sold 2021-03-27 17 Days
SD (yes) **BD** (no)
Listed 2021-03-10
Expired 2021-06-11
Info Selling Broker yes

Sell. Brokerage Firm
Listing Brokerage Firm PROFUSION IMMOBILIER INC. 514-935-3337
 LES IMMEUBLES IMAGINE INC. 514-862-4088

Listing Broker(s) Andrew Blundell
 Catherine Gardner 514-772-0008
 514-793-5608

Broker Remarks

Introducing 59 Ainslie, a semi-detached 4 bedroom, 2 bathroom family home in Montreal West. Featuring a bright main floor extension with views onto the backyard with no rear neighbour, carport and a private basement office. Both bathrooms were renovated in 2019. Close to parks, schools and the train station.

Inclusions Stove (works but is old), refrigerator, dishwasher, washer, dryer, freezer and storage shelves in the basement

Exclusions Chandelier (dining room), curtain rods and blinds





\$831,000 (J)
105 Av. Westminster N., Montréal-Ouest, H4X 1Z3 (Curzon)
Cadastre 1292005
Owner(s) Vinet Maude
Original Price \$869,000 **Last Price** \$869,000
PT/BT CT/SD **Rms** 10 **Bdrms** 3+0 **Built** 1917 **Water Supply** Municipality
Bldg. Size 10.11 X 6.71 m **Tot. Assessm. (2021)** \$581,900 **Sewage Sys.** Municipality
Liv. Area **Mun. Taxes (2021)** \$6,548 **Parkg (total)** Driveway (1)
Lot Size 27.43 X 7.62 m **School Taxes (2021)** \$539 **Equip./Serv.**
Lot Area 209 sqm

Centris No. 24834814 **(SO)**
Sold 2021-12-22 36 Days
SD (yes) **BD** (no)
Listed 2021-11-16
Expired 2022-07-31
Info Selling Broker no

Sell. Brokerage Firm SOTHEBY'S INTERNATIONAL REALTY QUÉBEC

Listing Brokerage Firm

GROUPE SUTTON - CENTRE OUEST IN 514-933-5800

GROUPE SUTTON - CENTRE OUEST IN 514-933-5800

Listing Broker(s)

Deborah Cere

Jonathan Saveriano

514-978-8846

514-486-5283

Broker Remarks

Welcome to this truly classic and elegant two-storey family home situated in the heart of Montreal West. This spacious, open concept semi-detached cottage combines old world charm with modern amenities & lifestyle needs. Beautiful staircase, gorgeous kitchen overlooking a large private garden, 3 bdrms, 2+1 bathrooms, finished basement. A rare gem!

Inclusions Refrigerator, dishwasher, wine fridge, microwave, washer & dryer, bluetooth fan in the bathroom

Exclusions Light fixtures in master bedroom and dining room, gas stove in kitchen.



\$849,900
417 Av. Westminster N., Montréal-Ouest, H4X 1Z9 (Radcliffe)
Cadastre 1292133
Owner(s) CATERINA BOTTER, NEIL BULTZ
Original Price \$849,900 **Last Price** \$849,900
PT/BT CT/SD **Rms** 7 **Bdrms** 3+0 **Built** 1964 **Water Supply** Municipality
Bldg. Size 6.73 X 10.39 m **Tot. Assessm. (2021)** \$434,400 **Sewage Sys.** Municipality
Liv. Area **Mun. Taxes (2020)** \$5,645 **Parkg (total)** Driveway (2), Garage (1)
Lot Size 7.62 X 26.21 m **School Taxes (2020)** \$507 **Equip./Serv.** Electric garage door opener, Alarm system, Central heat pump
Lot Area 199.74 sqm

Centris No. 18948453 **(SO)**
Sold 2021-03-15 12 Days
SD (yes) **BD** (no)
Listed 2021-03-03
Expired 2021-08-16
Info Selling Broker yes

Sell. Brokerage Firm KELLER WILLIAMS CONNEXION

Listing Brokerage Firm

KELLER WILLIAMS PRESTIGE

514-426-0047

Listing Broker(s)

Jaclyn Rabin

514-928-3581

Broker Remarks

Ultra modern family home for sale in the heart of Montreal Ouest. This unique property has been renovated from A-Z with high quality materials, for the most discerning buyers. Offers 3 bedrooms, 2+1 bathrooms, 3 parking total (2 outdoor, 1 garage) and private yard. A must see!

Inclusions Fridge, stove, dishwasher, wine fridge, washer, dryer, shelving in living room, all window treatments, light fixtures of a permanent nature

Exclusions Microwave, alarm





\$850,000 (J)

227 Av. Westminster N., Montréal-Ouest, H4X 1Z5 (Nelson)

Cadastre 1292032
Owner(s) Maxime RANGER, Isabelle MATTE
Original Price \$899,000 **Last Price** \$899,000

PT/BT CT/SD **Rms** 12 **Bdrms** 4+0 **Built** 1915 **Water Supply** Municipality
Bldg. Size 6.55 X 16.86 m **Tot. Assessm. (2021)** \$664,400 **Sewage Sys.** Municipality
Liv. Area **Mun. Taxes (2021)** \$7,476 **Parkg (total)** Driveway (4)
Lot Size 15.24 X 27.43 r **School Taxes (2021)** \$619 **Equip./Serv.**
Lot Area 418 sqm

Sell. Brokerage Firm LES IMMEUBLES IMAGINE INC.

Listing Brokerage Firm

RE/MAX ROYAL (JORDAN) INC. 514-453-1900

Listing Broker(s)

Stéfanny Fodor

514-799-7428

Centris No. 16182192 (SO)

Sold 2021-11-02 8 Days

SD (yes) **BD** (no)

Listed 2021-10-25

Expired 2022-10-31

Info Selling Broker yes

Broker Remarks

Magnificent house with exceptional cachet located on a 4500sqft lot 4 private parking spaces are included. High ceilings, plaster walls and original moldings and abundant woodwork. Rustic-chic airs characterize the property of 4 bedrooms (possibility of a 5th in the basement), 1 bathroom and 1 powder room.

Inclusions Armoire in hallway; dishwasher; kitchen island, cupboard attached refrigerator; TV cabinet in basement; wall storage unit in office; fixed medicine cabinets (bath&powder room); metal cupboard in the basement, metal storage in the basement, shelve and mirror in staircase, blinds, curtains & fixture

Exclusions Washer, dryer, tools & garden furniture, antique mirror CAC 2, side outlet mirror (kitchen); frames; bed base, mattress, vanity; storage furniture; lamps; plants; oven; microwave; refrigerator; antique kitchen cabinet; curtains; loveseat; sofa; tv stand; tv



\$863,000 (J)

15 Av. Rennie, Montréal-Ouest, H4X 1J7 (Fenwick)

Cadastre 1291193 of Quebec cadastre
Owner(s) Succession Mary Saunders
Original Price \$837,000 **Last Price** \$837,000

PT/BT CT/SD **Rms** 9 **Bdrms** 4+0 **Built** 1918 **Water Supply** Municipality
Bldg. Size 6.67 X 10.08 m **Tot. Assessm. (2018)** \$695,800 **Sewage Sys.** Municipality
Liv. Area 159.51 sqm **Mun. Taxes (2020)** \$7,748 **Parkg (total)** Driveway (1)
Lot Size 7.62 X 65.53 m **School Taxes (2020)** \$625 **Equip./Serv.**
Lot Area 499.3 sqm

Sell. Brokerage Firm GROUPE SUTTON - CENTRE OUEST INC.

Listing Brokerage Firm

ROYAL LEPAPE HERITAGE 514-934-1818

Listing Broker(s)

Thomas Hoang

514-515-9188

Centris No. 9799478 (SO)

Sold 2021-04-18 106 Days

SD (yes) **BD** (no)

Listed 2021-01-02

Expired 2021-05-02

Info Selling Broker no

Broker Remarks

Very quiet area of Montreal-Ouest, close to train, Royal West Academy, and parks. With a 5,374sf lot and 1717sf of living space, you have excellent potentials to turn it into your dream home. This is an estate sale. Liquidator has not lived in the property since 1973. This sale is made without legal warranty of quality and at buyer's risk.

Inclusions -----

Exclusions -----





\$882,000					Centris No. 11813246 (SO)	
226 Av. Westminster N., Montréal-Ouest, H4X 1Z6					Sold 2021-11-03 85 Days	
Cadastre	5523657				SD (yes)	BD (no)
Owner(s)	Marc Cernovitch				Listed	2021-08-10
Original Price	\$975,000		Last Price	\$924,000 (2021-09-20)		Expired 2022-08-31
Info Selling Broker yes						
PT/BT	CT/SD	Rms 15	Bdrms 3+1	Built 1900	Water Supply	Municipality
Bldg. Size	7.44 X 8.89 m in			Tot. Assessm. (2021)	\$681,200	Sewage Sys. Municipality
Liv. Area	137.1 sqm		Mun. Taxes (2021)		\$7,585	Parkg (total) Driveway (1)
Lot Size	7.67 X 39.32 m		School Taxes (2021)		\$635	Equip./Serv. Fire detector (not connected), Alarm system, Barbon monoxide detector
Lot Area	198.16 sqm					
Sell. Brokerage Firm		EXP AGENCE IMMOBILIÈRE				
Listing Brokerage Firm		Listing Broker(s)				
ROYAL LEPAGE HERITAGE		514-934-1818			Marie-Yvonne Paint 514-933-5888	
ROYAL LEPAGE HERITAGE		514-934-1818			Samuel R. Demers 514-347-2027	



Broker Remarks

This charming semi-detached townhouse with its original brick and tall ceiling heights has been renovated with attention to detail. The home built in the 1900's provides a wonderful energy & an abundance of natural light. Enjoy its expansive, perfectly manicured and maintained Feng shui garden.



Inclusions	Whirlpool refrigerator, Whirlpool stove, Maytag dishwasher, LG washer/dryer, all light fixtures, all window treatments, water sensor (kitchen pantry, laundry and mechanical rooms) electric lawn mower and alarm system equipment.
Exclusions	Personal belongings and furniture.



\$895,000					Centris No. 22505904 (SO)	
22 Av. Ballantyne S., Montréal-Ouest, H4X 2B2 (Avon)					Sold 2021-08-12 59 Days	
Cadastre	1291803				SD (yes)	BD (no)
Owner(s)	Christopher Pendenza, Andra Sylvanen				Listed	2021-06-14
Original Price	\$939,000	Last Price	\$899,000 (2021-08-06)		Expired	2021-11-10
Info Selling Broker yes						
PT/BT	CT/DET	Rms 8	Bdrms 3+0	Built 1900	Water Supply	Municipality, With water meter
Bldg. Size	7.62 X 13.11 m	Tot. Assessm. (2020)		\$663,800	Sewage Sys.	Municipality
Liv. Area	154.22 sqm	Mun. Taxes (2021)		\$7,469	Parkg (total)	Driveway (1), Garage (1)
Lot Size	15.24 X 26.82 r	School Taxes (2020)		\$583	Equip./Serv.	Wall-mounted air conditioning, Electric garage door opener
Lot Area	408.77 sqm					
Sell. Brokerage Firm GROUPE SUTTON - CENTRE OUEST INC.						
Listing Brokerage Firm				Listing Broker(s)		
PROFUSION IMMOBILIER INC.		514-935-3337		Andrew Blundell		
LES IMMEUBLES IMAGINE INC.		514-862-4088		Catherine Gardner		
				514-772-0008		
				514-793-5608		



Broker Remarks

Welcome to 22 Ballantyne South, a charming detached cottage with garage and beautifully landscaped gardens. Open living and dining room with separate den and renovated kitchen overlooking the yard. Offering 3 bedrooms, large family bathroom and main floor powder room. Walking distance to parks, shopping and the train station. Not to miss..!



Inclusions	Refrigerator, stove, stove hood, dishwasher, washer and dryer, both library bookshelves (living room), shelving units in the basement (4 wooden + 1 metal), shed.
Exclusions	Chandeliers (dining room & entrance hall), refrigerator + freezer (basement), white shelf (baby's room), bedside wall lights + wall shelves (master), dresser (TV room), skis on wall (dining room), paddle on wall (stairwell), brass bell and mirror shelf (front entrance), all curtains & rods.



\$900,000 (J)
74 Av. Strathearn N., Montréal-Ouest, H4X 1X7 (westminster)
Cadastre 1 291 331
Owner(s) m.diamond & associates inc.
Original Price \$799,000 **Last Price** \$799,000
PT/BT CT/DET **Rms** 9 **Bdrms** 5+0 **Built** 1890 **Water Supply** Municipality
Bldg. Size 7.32 X 11.89 m **Tot. Assessm. (2020)** \$794,800 **Sewage Sys.** Municipality
Liv. Area **Mun. Taxes (2020)** \$8,247 **Parkg (total)** Driveway (4)
Lot Size 23.16 X 27.43 r **School Taxes (2020)** \$825 **Equip./Serv.**
Lot Area 628.49 sqm

Centris No. 16631115 (SO)
Sold 2020-12-17 24 Days
SD (no) **BD** (no)
Listed 2020-11-23
Expired 2022-04-30
Info Selling Broker yes

Sell. Brokerage Firm ROYAL LEPAGE ELITE

Listing Brokerage Firm
 RE/MAX HARMONIE INC. 514-259-8884

Listing Broker(s)
 Joseph Di Lena 514-355-7444



\$935,000 (J)
75 Av. Ballantyne N., Montréal-Ouest, H4X 2B7 (Curzon)
Cadastre 1291761
Owner(s) Ourania Papanas
Original Price \$935,000 **Last Price** \$935,000
PT/BT CT/DET **Rms** 9 **Bdrms** 5+0 **Built** 1892 **Water Supply** Municipality, With water meter
Bldg. Size 7.92 X 8.84 m **Tot. Assessm. (2020)** \$669,100 **Sewage Sys.** Municipality
Liv. Area 172.06 sqm **Mun. Taxes (2021)** \$7,529 **Parkg (total)** Driveway (1)
Lot Size 15.24 X 26.82 r **School Taxes (2020)** \$591 **Equip./Serv.**
Lot Area 408.77 sqm

Centris No. 20486419 (SO)
Sold 2021-03-16 12 Days
SD (yes) **BD** (no)
Listed 2021-03-04
Expired 2021-07-03
Info Selling Broker yes

Sell. Brokerage Firm COURTIERS DU QUARTIER

Listing Brokerage Firm
 PROFUSION IMMOBILIER INC. 514-935-3337
 LES IMMEUBLES IMAGINE INC. 514-862-4088

Listing Broker(s)
 Andrew Blundell 514-772-0008
 Catherine Gardner 514-793-5608



Broker Remarks

Welcome to 75 Ballantyne North, a charming 5 bedroom, 2 bathroom detached home in Montreal West. This bright family home features a mudroom entry, second floor family room (or bedroom), third floor master with ensuite, and a large backyard. The versatile layout offers plenty of options to make this house your new home !



Inclusions Refrigerator, stove, dishwasher, washer, dryer, microwave

Exclusions Curtain rods



\$950,000
61 Av. Brock N., Montréal-Ouest, H4X 2G1 (Sherbrooke)
Cadastre 1291719
Owner(s) Maria Brown
Original Price \$999,999 **Last Price** \$999,999
PT/BT CT/DET **Rms** 12 **Bdrms** 5+0 **Built** 1972 **Water Supply** Municipality, With water meter
Bldg. Size 11.58 X 8.84 m **Tot. Assessm. (2021)** \$855,700 **Sewage Sys.** Municipality
Liv. Area 212.38 sqm **Mun. Taxes (2021)** \$9,629 **Parkg (total)** Driveway (1), Garage (1)
Lot Size 15.24 X 26.82 r **School Taxes (2021)** \$820 **Equip./Serv.** Central heat pump
Lot Area 408.77 sqm

Centris No. 14571392 (SO)
Sold 2021-09-30 58 Days
SD (yes) **BD** (no)
Listed 2021-08-03
Expired 2021-11-03
Info Selling Broker yes

Sell. Brokerage Firm LES IMMEUBLES IMAGINE INC.

Listing Brokerage Firm
 PROFUSION IMMOBILIER INC. 514-935-3337
 LES IMMEUBLES IMAGINE INC. 514-862-4088

Listing Broker(s)
 Andrew Blundell 514-772-0008
 Catherine Gardner 514-793-5608





Broker Remarks

Large detached 5 bedroom home in a desired location in Montreal West. House needs renovations but has a great cross hall plan and main floor den adjoining the kitchen. All bedrooms are located on the 2nd floor (master bedroom with ensuite and walk-in closet). Finished basement, over 7 1/2' in height, with garage access. Near all amenities.



Inclusions The property is being sold as is including contents except for those the seller would like to keep.

Exclusions Only the personal items of the seller that she would like to keep.



\$965.000

25 Av. Ballantyne S., Montréal-Ouest, H4X 2B1

Cadastre 1291780

Owner(s) Julia Clarke

Original Price \$879,000 **Last Price** \$879,000

PT/BT CT/DET **Rms** 12 **Bdrms** 3+0 **Built** 1940 **Water Supply** Municipality

Bldg. Size 7.49 X 7.8 m irr **Tot. Assessm. (2018)** \$603,300 **Sewage Sys.** Municipality

Liv. Area **Mun. Taxes (2021)** \$6,788 **Parkg (total)**

Lot Size 15.24 X 26.82 r **School Taxes (2020)** \$547 **Equip./Serv.** Central air conditioning

Lot Area

Sell. Brokerage Firm GROUPE SUTTON IMMOBILIA INC.

Listing Brokerage Firm
GROUPE SUTTON - CENTRE OUEST IN: 514-933-5800

Listing Broker(s)
Mary Calabrese

514-962-5527

Centris No. 12034341 (SO)

Sold 2021-06-07 7 Days

SD (yes) **BD** (no)

Listed 2021-05-31

Expired 2021-12-02

Info Selling Broker yes



Broker Remarks



Inclusions Gas range, Fridge, Dishwasher, Washer and Dryer.

Exclusions



\$974.000

463 Av. Ballantyne N., Montréal-Ouest, H4X 2C8 (Westover)

Cadastre 1290393

Owner(s) Emily sheiner

Original Price \$999,000 **Last Price** \$999,000 (2021-04-15)

PT/BT CT/DET **Rms** 13 **Bdrms** 4+1 **Built** 1966 **Water Supply** Municipality

Bldg. Size 8.96 X 10.46 m **Tot. Assessm. (2018)** \$491,600 **Sewage Sys.** Municipality

Liv. Area 189.1 sqm **Mun. Taxes (2020)** \$5,474 **Parkg (total)** Driveway (3), Garage (2)

Lot Size 11.58 X 27.29 n **School Taxes (2020)** \$748 **Equip./Serv.**

Lot Area 298.7 sqm

Sell. Brokerage Firm SOTHEY'S INTERNATIONAL REALTY QUÉBEC

Listing Brokerage Firm
GROUPE SUTTON - CENTRE OUEST IN: 514-933-5800

Listing Broker(s)
Judith Litvack

514-817-5716

Centris No. 25729491 (SO)

Sold 2021-05-11 28 Days

SD (yes) **BD** (no)

Listed 2021-04-13

Expired 2022-01-01

Info Selling Broker yes





Broker Remarks

Perfect Location....Spacious and beautifully renovated detached cottage with two car garage and private backyard..
Stunning open concept kitchen , 4+1 bedrooms, ground floor office, 3+1 bathrooms, a fully finished basement with wood burning fireplace and lots of storage space.

Inclusions all kitchen appliances (all new) as currently installed, washer an dryer, bathroom mirrors

Exclusions



\$974,000 (J)

149 Radcliffe Road, Montréal-Ouest, H4X 1C1

Cadastre 1291036

Owner(s) Kohur Gowrisankaran

Original Price \$899,000 **Last Price** \$899,000

PT/BT SL/DET **Rms** 13 **Bdrms** 4+0 **Built** 1956 **Water Supply** Municipality

Bldg. Size **Tot. Assessm. (2020)** \$710,600 **Sewage Sys.** Municipality

Liv. Area **Mun. Taxes (2021)** \$7,996 **Parkg (total)** Driveway (4), Garage (1)

Lot Size 17.07 X 28.04 r **School Taxes (2020)** \$616 **Equip./Serv.** Central air conditioning, Fire detector

Lot Area 510.32 sqm (connected), Alarm system, Central heat pump

Sell. Brokerage Firm GROUPE IMMOBILIER LONDONO INC.

Listing Brokerage Firm

LES IMMEUBLES IMAGINE INC. 514-862-4088

LES IMMEUBLES IMAGINE INC. 514-862-4088

Listing Broker(s)

Charles Benedek

Anna Pedicelli

514-924-8787

514-773-1496

Centris No. 22811357 **(SO)**

Sold 2021-06-05 10 Days

SD (yes) **BD** (no)

Listed 2021-05-26

Expired 2021-10-27

Info Selling Broker yes



Broker Remarks

First time on market since 1972 Bright and spacious 4-bedroom detached split in Montreal- West. Steps away from Rugby Park and large backyard play area with wood deck. Owner maintained home with quality work and pride throughout the years. One visit is all you need!

Inclusions Fridge, stove, dishwasher, washer and dryer , chest freezer and spare fridge in basement, alarm system (hardware only) and all window coverings in 'as is' condition.

Exclusions



\$980,000 (J)

35 Av. Ballantyne N., Montréal-Ouest, H4X 2B7 (Sherbrooke)

Cadastre 1291769

Owner(s) Estate of M.L. Jeannine Patry (Thompson)

Original Price \$895,000 **Last Price** \$895,000

PT/BT CT/DET **Rms** 8 **Bdrms** 4+0 **Built** 1910 **Water Supply** Municipality

Bldg. Size 9.18 X 10.4 m i **Tot. Assessm. (2021)** \$648,600 **Sewage Sys.** Municipality

Liv. Area 195.1 sqm **Mun. Taxes (2021)** \$7,298 **Parkg (total)** Driveway (2), Garage (1)

Lot Size 15.24 X 26.82 r **School Taxes (2021)** \$572 **Equip./Serv.**

Lot Area 408.8 sqm

Sell. Brokerage Firm GROUPE SUTTON - CENTRE OUEST INC.

Listing Brokerage Firm

IMMEUBLES DEAKIN REALTY 514-695-2575

IMMEUBLES DEAKIN REALTY 514-695-2575

Listing Broker(s)

Nancy Kemp Deakin

Jay Deakin

514-833-2575

514-295-5855

Centris No. 16989567 **(SO)**

Sold 2021-05-07 2 Days

SD (yes) **BD** (no)

Listed 2021-05-05

Expired 2021-08-31

Info Selling Broker yes



Broker Remarks

Built in the early 1900s this elegant brick home is ready for its makeover. Beautiful original elements, with well proportioned rooms this home has excellent potential to be customized into a more open concept family home.

Inclusions

Exclusions The hot water tank is rented.



\$985,000
227 Av. Brock N., Montréal-Ouest, H4X 2G1 (Nelson)

Cadastre 1291842

Owner(s) Estate of Dianne Lynn Derry Moorhouse, Estate of Dianne Lynn Derry Moorhouse

Original Price \$1,139,900 **Last Price** \$998,000 (2021-07-09)

PT/BT CT/DET **Rms** 8 **Bdrms** 4+0 **Built** 1932 **Water Supply** Municipality

Bldg. Size 9.96 X 10.52 m **Tot. Assessm. (2021)** \$823,900 **Sewage Sys.** Municipality

Liv. Area 209 sqm **Mun. Taxes (2021)** \$9,271 **Parkg (total)** Driveway (2), Garage (1)

Lot Size 15.24 X 26.82 r **School Taxes (2021)** \$774 **Equip./Serv.**

Lot Area 408.8 sqm

Centris No. 15871956 (SO)

Sold 2021-07-13 25 Days

SD (yes) **BD** (no)

Listed 2021-06-18

Expired 2021-09-20

Info Selling Broker yes

Sell. Brokerage Firm ROYAL LEPAGE VILLAGE

Listing Brokerage Firm
ROYAL LEPAGE VILLAGE

514-481-0241

Listing Broker(s)

Deborah Newton

514-946-6091



Broker Remarks

Charming detached 4 bedroom home located on one of Montreal West's nicest streets. Large sunny living room with 9 windows and a gas fireplace. Popular cross-hall plan, ground-floor den and ground-floor powder room. Four spacious bedrooms and bathroom with shower on first level. Home has been very well-maintained. Pls see addendum,,

Inclusions All light fixtures

Exclusions



\$990,000
48 Prom. Courtney, Montréal-Ouest, H4X 1M5 (BRYNMOR)

Cadastre 1291578

Owner(s) Grazyna Orzel

Original Price \$999,000 **Last Price** \$999,000

PT/BT SL/DET **Rms** 15 **Bdrms** 4+0 **Built** 1960 **Water Supply** Municipality

Bldg. Size 13.11 X 10.36 m **Tot. Assessm. (2020)** \$718,400 **Sewage Sys.** Municipality

Liv. Area 228.36 sqm **Mun. Taxes (2020)** \$7,999 **Parkg (total)** Garage (1)

Lot Size 22.25 X 17.98 r **School Taxes (2020)** \$653 **Equip./Serv.** Central air conditioning, Fire detector (not connected), Electric garage door opener,

Lot Area 400.13 sqm **Equip./Serv.** Central heat pump

Centris No. 19785219 (SO)

Sold 2021-01-19 80 Days

SD (yes) **BD** (no)

Listed 2020-10-31

Expired 2021-10-31

Info Selling Broker no

Sell. Brokerage Firm SOTHEBY'S INTERNATIONAL REALTY QUÉBEC

Listing Brokerage Firm
VENDIRECT INC.

1-855-262-3131

Listing Broker(s)

Mark Andrew Gontarz

514-797-1101



Broker Remarks

Inclusions Household Appliances, Washer, Dryer, Light fixtures.

Exclusions All property and furniture belonging to the owner.



\$1,000,000 (J)
40 Av. Brock S., Montréal-Ouest, H4X 2E5 (Saint-Jacques)

Cadastre 1 291 730
Owner(s) Azita Kazerouni, Francois Maddison
Original Price \$788,000 **Last Price** \$788,000
PT/BT CT/SD **Rms** 13 **Bdrms** 3+0 **Built** 1910 **Water Supply** Municipality
Bldg. Size 8.52 X 9.14 m **Tot. Assessm. (2018)** \$447,800 **Sewage Sys.** Municipality
Liv. Area **Mun. Taxes (2021)** \$5,039 **Parkg (total)** Driveway (1)
Lot Size **School Taxes (2020)** \$385 **Equip./Serv.** Wall-mounted air conditioning
Lot Area 210.1 sqm

Centris No. 12168113 **(SO)**
Sold 2021-04-12 7 Days
SD (yes) **BD** (no)
Listed 2021-04-05
Expired 2021-09-30
Info Selling Broker yes

Sell. Brokerage Firm GROUPE ÉLITE CANADA INC.
Listing Brokerage Firm ROYAL LEPAGE ALTITUDE 514-765-0909

Listing Broker(s) Gregory Pynn 514-754-5054



Broker Remarks

40 Brock South is a warm and well-kept 3 bed/2 bath semi-detached home in sought-after Montreal West. Many of its original features have been preserved (floors, doors, moldings) in harmony with several renovations more adequate for today's needs (kitchen, bathroom). It has a small cozy yard requiring very low maintenance and a 1 car driveway.

Inclusions Refrigerator, stove, microwave, dishwasher, washer, dryer, light fixtures (except above dining room table), Pax wardrobe in main bedroom, window treatments

Exclusions Dining room light fixture, mirrors in entrance and basement bathroom, planters on fence, Ring doorbell, basement freezer



\$1,016,000 (J)
252 Av. Percival, Montréal-Ouest, H4X 1T9 (Nelson)

Cadastre 1290899
Owner(s) John Drummond, Ann Dorothy Mackay
Original Price \$925,000 **Last Price** \$925,000
PT/BT CT/SD **Rms** 12 **Bdrms** 5+0 **Built** 1930 **Water Supply** Municipality, With water meter
Bldg. Size 7.14 X 10.97 m **Tot. Assessm. (2020)** \$718,400 **Sewage Sys.** Municipality
Liv. Area 222.41 sqm **Mun. Taxes (2021)** \$8,084 **Parkg (total)** Driveway (1), Garage (1)
Lot Size 9.14 X 36.58 m **School Taxes (2020)** \$685 **Equip./Serv.** Wall-mounted heat pump
Lot Area 334.26 sqm

Centris No. 9490436 **(SO)**
Sold 2021-04-06 6 Days
SD (yes) **BD** (no)
Listed 2021-03-31
Expired 2021-06-30
Info Selling Broker yes

Sell. Brokerage Firm GROUPE SUTTON - CENTRE OUEST INC.
Listing Brokerage Firm PROFUSION IMMOBILIER INC. 514-935-3337
 LES IMMEUBLES IMAGINE INC. 514-862-4088

Listing Broker(s) Andrew Blundell 514-772-0008
 Catherine Gardner 514-793-5608



Broker Remarks

Great semi-detached family home on the dead end section of Percival near the entry to Strathearn Park in beautiful Montreal West. 5 bedrooms 2 bathrooms with finished basement. One outside parking and a garage. Easy access to all services - schools, parks, arena, daycares, shops, golf, and public transportation.

Inclusions Kitchen refrigerator, stove, dishwasher, washer, dryer, blinds as installed except for blind on front door.

Exclusions Curtains and rods, blind on front door, electric fireplace in living room, refrigerator and freezer in basement, workbench/black and blue in basement, wall mount for TV in basement, mount for DVD player/speaker in basement.



\$1,025,000 (J)
244 Av. Percival, Montréal-Ouest, H4X 1T9 (Nelson St.)

Cadastre 1290895
Owner(s) Mathieu Etchecopar, Annie Queenton
Original Price \$945,000 **Last Price** \$945,000
PT/BT CT/SD **Rms** 10 **Bdrms** 5+0 **Built** 1910 **Water Supply** Municipality
Bldg. Size 7.79 X 11.64 m **Tot. Assessm. (2020)** \$713,800 **Sewage Sys.** Municipality
Liv. Area **Mun. Taxes (2020)** \$7,949 **Parkg (total)** Driveway (1), Garage (1)
Lot Size **School Taxes (2020)** \$681 **Equip./Serv.**
Lot Area 379.04 sqm

Centris No. 11048267 (SO)
Sold 2021-01-14 6 Days
SD (yes) **BD** (no)
Listed 2021-01-08
Expired 2021-07-31
Info Selling Broker yes

Sell. Brokerage Firm ROYAL LEPAGE VILLAGE

Listing Brokerage Firm ROYAL LEPAGE HERITAGE 514-934-1818

Listing Broker(s) Béatrice Baudinet

514-912-1482



Broker Remarks

Introducing this magnificent semi-detached home in the quiet and sought after neighbourhood of Montreal West . This beautiful sun-filled 3 storey home is located across Strathearn park on a quiet cul-de-sac and has been tastefully renovated. This home offers 5 bedrooms, 2+1 bathrooms, outdoor parking, a brick garage and a private backyard.

Inclusions Curtains and rods, blinds.

Exclusions Appliances, washer and dryer.



\$1,052,000
237 Av. Strathearn N., Montréal-Ouest, H4X 1Y1 (Parkside)

Cadastre 1291443
Owner(s) Jeanne McNeish
Original Price \$1,098,000 **Last Price** \$1,098,000
PT/BT CT/SD **Rms** 9 **Bdrms** 5+0 **Built** 1912 **Water Supply** Municipality
Bldg. Size 13.72 X 25.91 r **Tot. Assessm. (2018)** \$872,900 **Sewage Sys.** Municipality
Liv. Area 229 sqm **Mun. Taxes (2021)** \$9,824 **Parkg (total)** Carport (3)
Lot Size **School Taxes (2021)** \$866 **Equip./Serv.**
Lot Area 355.45 sqm

Centris No. 25393697 (SO)
Sold 2021-11-09 7 Days
SD (yes) **BD** (no)
Listed 2021-11-02
Expired 2022-04-06
Info Selling Broker yes

Sell. Brokerage Firm PROFUSION IMMOBILIER INC.

Listing Brokerage Firm BARNES-QUÉBEC INC. 514-933-3235

Listing Broker(s) Jonathan Assouline

514-969-9077



Broker Remarks

4 storey cottage with 5 BR, 2.5 bathrooms and an additional office on ground floor directly overlooking the park . First time on market in 36 years! The house was immaculately updated over the years while preserving its original woodwork and charm. The perfect family home to make your own in the most desirable location!

Inclusions Fridge, Stove (Jenn-air), Dishwasher (not working), washer/dryer, window coverings (All sold without legal warranty)

Exclusions Dining room light fixture



\$1,080,000 (J)
68 Av. Ballantyne N., Montréal-Ouest, H4X 2B8 (Curzon)

Cadastre 1291787
Owner(s) Jake Barralet, Geraldine Merle
Original Price \$1,025,000 **Last Price** \$1,025,000
PT/BT CT/DET **Rms** 11 **Bdrms** 3+2 **Built** 1941 **Water Supply** Municipality, With water meter
Bldg. Size 10.36 X 10.36 r **Tot. Assessm. (2020)** \$845,300 **Sewage Sys.** Municipality
Liv. Area **Mun. Taxes (2021)** \$9,511 **Parkg (total)** Driveway (2), Garage (1)
Lot Size 15.54 X 26.82 r **School Taxes (2020)** \$737 **Equip./Serv.** Water softener
Lot Area 439.25 sqm

Centris No. 21239448 (SO)
Sold 2021-05-19 9 Days
SD (yes) **BD** (no)
Listed 2021-05-10
Expired 2021-07-18
Info Selling Broker yes

Sell. Brokerage Firm ROYAL LEPAGE HERITAGE

Listing Brokerage Firm

PROFUSION IMMOBILIER INC. 514-935-3337
LES IMMEUBLES IMAGINE INC. 514-862-4088

Listing Broker(s)

Andrew Blundell 514-772-0008
Catherine Gardner 514-793-5608



Broker Remarks

Bright detached family home offering 5 bedrooms, 3 + 1 bathrooms, and a huge finished floor at garden level. Open concept kitchen with a large dinette. Dining room opening to a balcony. Large solarium at garden level with access to the backyard. Attached garage + side-by-side parking. Welcome to Montreal West!

Inclusions Oven, dishwasher, spa, lights except that in the dinette.

Exclusions Microwave, refrigerator, light in dinette, changing table and light in north-east bedroom, washing machine, dryer, wine cellar, curtains and rods.



\$1,095,000
349 Av. Ballantyne N., Montréal-Ouest, H4X 2C4 (Northview)

Cadastre 1291915
Owner(s) Sylvia Seifert
Original Price \$998,000 **Last Price** \$998,000
PT/BT CT/DET **Rms** 15 **Bdrms** 5+0 **Built** 1958 **Water Supply** Municipality
Bldg. Size 13.21 X 9.58 m **Tot. Assessm. (2021)** \$773,700 **Sewage Sys.** Municipality
Liv. Area 193.8 sqm **Mun. Taxes (2021)** \$8,706 **Parkg (total)** Driveway (2), Garage (1)
Lot Size 15.24 X 26.82 r **School Taxes (2021)** \$738 **Equip./Serv.** Wall-mounted air conditioning, Electric garage door opener, Alarm system
Lot Area 408.8 sqm

Centris No. 15024681 (SO)
Sold 2021-08-30 5 Days
SD (yes) **BD** (no)
Listed 2021-08-25
Expired 2021-12-31
Info Selling Broker yes

Sell. Brokerage Firm ROYAL LEPAGE HERITAGE

Listing Brokerage Firm

GROUPE SUTTON - CENTRE OUEST IN: 514-483-5800

Listing Broker(s)

David Doubt 514-220-6298



Broker Remarks

Own a large detached 5 bedroom home in Montreal West on Ballantyne N. for under a million dollars. Finished basement, indoor garage and plus parking for 2 cars on the uni-stone driveway. Backyard has a two level deck with elect awning, the front, a landscaped floral garden.



Inclusions Fridge, stove, dishwasher, microwave, washer & Dryer. Fridge in the basement. Power awning. Alarm system. All curtains and curtain rods. Remote for the garage door.

Exclusions



\$1,110,000
320 Av. Ballantyne N., Montréal-Ouest, H4X 2C5 (Rue Northview)

Cadastre 1291965
Owner(s) John Dunn, Anne-Marie Laberge
Original Price \$1,175,000 **Last Price** \$1,175,000

PT/BT CT/SD **Rms** 16 **Bdrms** 4+0 **Built** 1916 **Water Supply** Municipality
Bldg. Size 4.88 X 12.62 m **Tot. Assessm. (2021)** \$737,500 **Sewage Sys.** Municipality
Liv. Area **Mun. Taxes (2021)** \$8,299 **Parkg (total)** Driveway (2)
Lot Size 9.14 X 25.91 m **School Taxes (2020)** \$655 **Equip./Serv.** Wall-mounted air conditioning
Lot Area 240.25 sqm

Sell. Brokerage Firm RE/MAX DU CARTIER G.B.

Listing Brokerage Firm
ROYAL LEPAGE HERITAGE 514-934-1818

Listing Broker(s)
Béatrice Baudinet

514-912-1482

Centris No. 11503494 (SO)
Sold 2021-03-06 11 Days
SD (yes) **BD** (no)
Listed 2021-02-23
Expired 2021-08-01
Info Selling Broker yes



Broker Remarks

Remarkable semi-detached home nestled in a desirable sector of Montreal- West. This exceptional home boasts 4 spacious BDR and 2+1 baths. Featuring impressive high end renovations and spacious living areas ideal for entertaining guests. Ample fenestration illuminates all areas. Simply put, an absolute gem sure to delight the most discerning buyers.

Inclusions Fridge, stove, microwave, wine fridge, dishwasher, freezer in basement. Built-ins, 2 A/C split units, blinds, curtains, rods, all light fixtures.

Exclusions Washer and dryer.



\$1,135,000
312 Av. Ballantyne N., Montréal-Ouest, H4X 2C5 (Parkside)

Cadastre 1291968
Owner(s) Louis Blair
Original Price \$1,175,000 **Last Price** \$1,175,000

PT/BT CT/DET **Rms** 10 **Bdrms** 3+0 **Built** 1896 **Water Supply** Municipality
Bldg. Size **Tot. Assessm. (2021)** \$849,100 **Sewage Sys.** Municipality
Liv. Area **Mun. Taxes (2021)** \$9,555 **Parkg (total)** Driveway (3)
Lot Size 15.24 X 25.91 r **School Taxes (2020)** \$758 **Equip./Serv.**
Lot Area 408.77 sqm

Sell. Brokerage Firm LES IMMEUBLES IMAGINE INC.

Listing Brokerage Firm
LES IMMEUBLES IMAGINE INC. 514-862-4088

Listing Broker(s)
Salvatore Sansalone

514-581-0241

Centris No. 15461130 (SO)
Sold 2021-02-13 9 Days
SD (yes) **BD** (no)
Listed 2021-02-04
Expired 2021-05-31
Info Selling Broker yes





\$1,165,000 (J)				Centris No. 14845300 (SO)	
36 Av. Ballantyne S., Montréal-Ouest, H4X 2B2 (Avon)				Sold 2021-03-21 62 Days	
Cadastre	1292188			SD (yes)	BD (no)
Owner(s)	Joanne Cameron			Listed	2021-01-18
Original Price	\$1,295,000	Last Price	\$1,195,000 (2021-02-21)	Expired	2021-05-31
PT/BT	CT/DET	Rms 12	Bdrms 3+2	Built 1940	Water Supply Municipality, With water meter
Bldg. Size		Tot. Assessm. (2021)	\$766,700	Sewage Sys.	Municipality
Liv. Area		Mun. Taxes (2020)	\$8,537	Parkg (total)	Driveway (2)
Lot Size	15.24 X 26.82 r	School Taxes (2020)	\$677	Equip./Serv.	Wall-mounted air conditioning, 2 fireplaces
Lot Area	408.68 sqm				

Sell. Brokerage Firm AGENCE IMMOBILIÈRE IMMO-INVEST QUÉBEC INC.

Listing Brokerage Firm

PROFUSION IMMOBILIER INC.

LES IMMEUBLES IMAGINE INC.

514-935-3337

514-862-4088

Listing Broker(s)

Andrew Blundell

Catherine Gardner

514-772-0008

514-793-5608

Broker Remarks

Impressive detached 5 bedroom family home in Montreal West. Natural light flows in through an abundance of windows. Significant extension of the main floor and basement in 2006 adding a beautiful kitchen/dinette/den space and 2 bedrooms in the basement. Space for the whole family to work and play.

Inclusions Bosch dishwasher, Whirlpool fridge, GE Profile wine fridge, Grand Chef gas stove, Panasonic microwave (turntable no longer rotates). Whirlpool washer/dryer. TV & mount basement bedroom. Curtains, rods and blinds as installed.

Exclusions Dining room ceiling light fixture, basement fridge, basement freezer. TV & mount in basement family room. Gas BBQ.



\$1,170,000 (J)				Centris No. 27098734 (SO)	
34 Av. Campbell, Montréal-Ouest, H4X 1V1 (Ainslie)				Sold 2021-03-21 6 Days	
Cadastre	1290704			SD (yes)	BD (no)
Owner(s)	Letko Andrea, Doyon Patrick			Listed	2021-03-15
Original Price	\$1,075,000	Last Price	\$1,075,000	Expired	2021-09-01
PT/BT	CT/SD	Rms 12	Bdrms 3+1	Built 1950	Water Supply Municipality
Bldg. Size		Tot. Assessm. (2021)	\$702,000	Sewage Sys.	Municipality
Liv. Area	144.4 sqm	Mun. Taxes (2021)	\$7,899	Parkg (total)	Driveway (2), Garage (1)
Lot Size	12.19 X 44.96 r	School Taxes (2021)	\$631	Equip./Serv.	Electric garage door opener, Wall-mounted heat pump
Lot Area	548.1 sqm				

Sell. Brokerage Firm REALTA

Listing Brokerage Firm

RE/MAX ACTION

RE/MAX ACTION

514-933-6781

514-933-6781

Listing Broker(s)

Sandra Roscanu

Mike Legare

514-679-6669

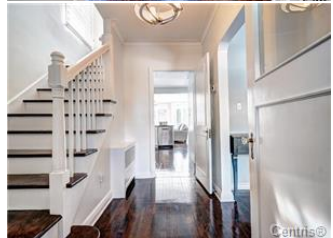
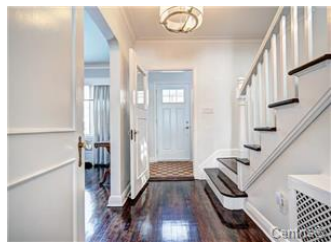
514-961-2118

Broker Remarks

Nestled into this beautiful sector of Montreal West is the wonderful family friendly street of Campbell Avenue . It's wide open tree-lined avenue is a welcoming place to call home where children gather to play and neighbours get together. Welcome to Montreal West!

Inclusions Electrolux gas cooktop, electric stove, Fisher/Paykal refrigerator with ice maker, wine cellar (\$1200), microwave, Bosch dishwasher, all light fixture except master bedroom light fixture, all custom blinds and window coverings, Carrier air conditioner/heat pump.

Exclusions Light fixture in master bedroom





\$1,185,000 (J)

131 Prom. Sheraton, Montréal-Ouest, H4X 1N6 (Ch. Radcliffe)

Cadastre 1291122

Owner(s) Lisa Diamond

Original Price \$1,085,000 **Last Price** \$1,085,000

PT/BT SL/DET **Rms** 10 **Bdrms** 3+1 **Built** 1959 **Water Supply** Municipality

Bldg. Size 17.3 X 24.31 m **Tot. Assessm. (2021)** \$672,200 **Sewage Sys.** Municipality

Liv. Area 222.49 sqm **Mun. Taxes (2021)** \$7,564 **Parkg (total)** Driveway (4), Garage (1)

Lot Size **School Taxes (2021)** \$632 **Equip./Serv.** Central air conditioning

Lot Area 423.6 sqm

Sell. Brokerage Firm ENGEL & VÖLKERS MONTRÉAL

Listing Brokerage Firm

ENGEL & VÖLKERS MONTRÉAL 514-507-7888

Listing Broker(s)

Rochelle Cantor

514-400-7653

Centris No. 17528888 (SO)

Sold 2021-10-06 8 Days

SD (yes) **BD** (no)

Listed 2021-09-28

Expired 2022-08-31

Info Selling Broker yes

Broker Remarks

Welcome to this charming sun-filled family home ideally located in Montreal West featuring 3 bedrooms, 3.5 baths and an integrated 1 car garage. This residence will immediately charm you with its vaulted ceiling and beautiful hardwood floors. The generous layout flows naturally and is completed with a garden level living room and private backyard.

Inclusions Fridge, stove, microwave, dishwasher, washer & Dryer, curtains & hanging light fixture, basement bookshelf

Exclusions furniture & personal effects.



\$1,207,000

113 Av. Brock S., Montréal-Ouest, H4X 2E7 (Avon)

Cadastre 1292112

Owner(s) Anne Mitchell

Original Price \$1,279,000 **Last Price** \$1,279,000

PT/BT CT/DET **Rms** 12 **Bdrms** 5+0 **Built** 1911 **Water Supply** Municipality, With water meter

Bldg. Size **Tot. Assessm. (2020)** \$889,800 **Sewage Sys.** Municipality

Liv. Area 205.87 sqm **Mun. Taxes (2021)** \$10,013 **Parkg (total)** Driveway (2), Garage (1)

Lot Size 22.25 X 33.53 r **School Taxes (2020)** \$791 **Equip./Serv.** Electric garage door opener, Alarm system

Lot Area 461.82 sqm

Sell. Brokerage Firm COURTIERIS EXCELLENCE

Listing Brokerage Firm

PROFUSION IMMOBILIER INC. 514-935-3337

LES IMMEUBLES IMAGINE INC. 514-862-4088

Listing Broker(s)

Andrew Blundell

Catherine Gardner

Centris No. 14423353 (SO)

Sold 2021-04-08 12 Days

SD (yes) **BD** (no)

Listed 2021-03-27

Expired 2021-06-30

Info Selling Broker yes

Broker Remarks

Welcome to 113 Brock South, an elegant sun-filled detached home with 4 floors of living space and attached garage. The main floor cross-hall plan connects a large living room, bright sunroom and charming dining area. Featuring 5 bedrooms, 2 bathrooms, a large third floor family room, finished basement and fenced garden. Side-by-side parking.

Inclusions Refrigerator, stove, dishwasher, kitchen table and chairs, kitchen island, mirror and shelf in front entry, fireplace screen and utensils, freezer in basement, washing machine, dryer, cabana.

Exclusions Curtains and rods on the main floor.





\$1,208,000 (J)

142 Av. Ballantyne N., Montréal-Ouest, H4X 2C1

Cadastre 1291992

Owner(s) John Anthony Coleman, Estelle Shorgan

Original Price \$1,335,000 **Last Price** \$1,275,000 (2021-07-23)

PT/BT CT/DET **Rms** 9 **Bdrms** 4+0 **Built** 1926 **Water Supply** Municipality

Bldg. Size 7.56 X 12.62 m **Tot. Assessm. (2021)** \$1,016,800 **Sewage Sys.** Municipality

Liv. Area **Mun. Taxes (2021)** \$11,441 **Parkg (total)** Driveway (4), Garage (1)

Lot Size 15.24 X 26.82 r **School Taxes (2020)** \$979 **Equip./Serv.**

Lot Area 408.8 sqm

Sell. Brokerage Firm LES IMMEUBLES IMAGINE INC.

Listing Brokerage Firm

GROUPE SUTTON-CLODEM INC. 514-364-3315

GROUPE SUTTON-CLODEM INC. 514-364-3315

Listing Broker(s)

Emmanuelle Beaudet

Yannick Ménard

Centris No. 11542688 (SO)

Sold 2021-07-26 40 Days

SD (yes) **BD** (yes)

Listed 2021-06-16

Expired 2021-10-31

Info Selling Broker yes

Broker Remarks

Elegant renovated home with detached garage, having kept its charm. Located on one of the most beautiful streets in Montreal West. Spacious living space in the living and dining room, redesigned kitchen with dining area, 4 bedrooms upstairs, 2½ bathrooms, attic allowing a den or 5th bedroom, finished basement, intimate courtyard with terrace.

Inclusions Window treatments, refrigerator, stove, dishwasher, microwave, washer, dryer, light fixtures, bed and desk integrated into the bedroom, built-in in kitchen, built-in bookcase in basement, work bench and shelves in furnace room.

Exclusions Suspended light fixture in kitchen.



\$1,219,000 (J)

26 Av. Brock S., Montréal-Ouest, H4X 2E5 (Avon)

Cadastre 1291733

Owner(s) Yacine Taleb, Samia Taleb

Original Price \$1,189,000 **Last Price** \$1,189,000

PT/BT CT/DET **Rms** 9 **Bdrms** 4+0 **Built** 1940 **Water Supply** Municipality, With water meter

Bldg. Size 7.92 X 12.5 m **Tot. Assessm. (2021)** \$882,800 **Sewage Sys.** Municipality

Liv. Area 202.62 sqm **Mun. Taxes (2021)** \$9,933 **Parkg (total)** Driveway (2), Garage (1)

Lot Size 15.24 X 26.82 r **School Taxes (2020)** \$784 **Equip./Serv.** Wall-mounted air conditioning, Electric

Lot Area 408.77 sqm **garage door opener**

Sell. Brokerage Firm PROFUSION IMMOBILIER INC.

Listing Brokerage Firm

PROFUSION IMMOBILIER INC. 514-935-3337

LES IMMEUBLES IMAGINE INC. 514-862-4088

Listing Broker(s)

Andrew Blundell

Catherine Gardner

Centris No. 17703712 (SO)

Sold 2021-05-20 8 Days

SD (yes) **BD** (no)

Listed 2021-05-12

Expired 2021-07-31

Info Selling Broker yes

Broker Remarks

Sun-filled renovated 1940 4 bedroom, 3+1 bath home with inground pool. Great floor plans. Large eat-in kitchen overlooking backyard and pool. Master bedroom with ensuite and walk-in closet. Three other bedrooms on same floor as master. Finished basement with powder room. Garage + side-by-side parking. A pleasure to show!

Inclusions Stove/oven, hood, refrigerator in kitchen, dishwasher, built-in cabinets in living room, kitchen and basement (white cabinet), white IKEA cabinets in bedrooms, white shelving unit in basement, washer, dryer, mirror with lights in bathroom.

Exclusions Refrigerator and freezer in the garage, light fixture in the living room, "grey bell" light fixtures in the entrance hallway and on the second floor (3 in total). Curtains and rods in the living room, master bedroom, and the bedroom with the bunkbed.





\$1,225,000 (J)

151 Av. Ballantyne N., Montréal-Ouest, H4X 2B9

Cadastre 1291944

Owner(s) Six Caroline, Julien Vaast

Original Price \$998,000 **Last Price** \$998,000

PT/BT CT/DET **Rms** 14 **Bdrms** 4+1 **Built** 1910 **Water Supply** Municipality

Bldg. Size 8.53 X 9.14 m **Tot. Assessm. (2021)** \$781,400 **Sewage Sys.** Municipality

Liv. Area 200 sqm **Mun. Taxes (2021)** \$8,792 **Parkg (total)** Driveway (2)

Lot Size 15.24 X 26.82 r **School Taxes (2020)** \$694 **Equip./Serv.**

Lot Area 408.77 sqm

Sell. Brokerage Firm ROYAL LEPAGE ALTITUDE

Listing Brokerage Firm

M IMMOBILIER

514-545-2545

Listing Broker(s)

Fabrice Voltzenlogel

514-806-3101

Centris No. 26516746 (SO)

Sold 2021-03-18 11 Days

SD (yes) **BD** (no)

Listed 2021-03-07

Expired 2022-03-31

Info Selling Broker yes



\$1,236,000 (J)

49 Av. Easton, Montréal-Ouest, H4X 1L1 (Broughton)

Cadastre 1290738

Owner(s) David Messina, Laura Tipney

Original Price \$1,150,000 **Last Price** \$1,150,000

PT/BT CT/DET **Rms** 10 **Bdrms** 3+1 **Built** 1906 **Water Supply** Municipality

Bldg. Size 8.23 X 7.62 m **Tot. Assessm. (2021)** \$719,500 **Sewage Sys.** Municipality

Liv. Area **Mun. Taxes (2021)** \$8,095 **Parkg (total)** Driveway (2), Garage (1)

Lot Size 17.07 X 22.86 r **School Taxes (2021)** \$647 **Equip./Serv.** Central air conditioning

Lot Area 390.2 sqm

Sell. Brokerage Firm RE/MAX ALLIANCE INC.

Listing Brokerage Firm

CENTURY 21 VISION

514-481-2126

CENTURY 21 VISION

514-481-2126

Listing Broker(s)

Nicholas Messina

514-826-6991

Derek Palma

514-962-8903

Centris No. 18831415 (SO)

Sold 2021-06-07 6 Days

SD (yes) **BD** (yes)

Listed 2021-06-01

Expired 2021-09-30

Info Selling Broker yes

Broker Remarks

This beautiful Montreal-West family home carries its original charm merged with a modern and elegant design . Renovated from A to Z, this 3+1 bedroom home features an open concept layout which was customized with family in mind. From a private backyard with meticulous landscaping to high-end appliances and stunning interior finishings!

Inclusions All Kitchen Appliance, Washer & Dryer, Brand New Pax Units (2) and Wardrobe unit (2020).

Exclusions All Light Fixtures in the house.



\$1,275,000

337 Av. Ballantyne N., Montréal-Ouest, H4X 2C4

Cadastre 1291919

Owner(s) James Gelfand, Louise Tremblay

Original Price \$1,295,000 **Last Price** \$1,295,000

PT/BT CT/DET **Rms** 13 **Bdrms** 3+2 **Built** 1929 **Water Supply** Municipality

Bldg. Size 7.92 X 10.06 m **Tot. Assessm. (2021)** \$783,400 **Sewage Sys.** Municipality

Liv. Area 239.13 sqm **Mun. Taxes (2021)** \$8,815 **Parkg (total)** Driveway (4), Garage (1)

Lot Size 26.82 X 15.24 r **School Taxes (2021)** \$748 **Equip./Serv.**

Lot Area 408.77 sqm

Sell. Brokerage Firm PROFUSION IMMOBILIER INC.

Listing Brokerage Firm

LES IMMEUBLES COLDBROOK INC.

450-242-1166

PROFUSION IMMOBILIER INC.

514-935-3337

Listing Broker(s)

Jessica Brown

450-522-4755

Andrew Blundell

514-772-0008

Centris No. 25826935 (SO)

Sold 2021-09-06 65 Days

SD (yes) **BD** (no)

Listed 2021-07-03

Expired 2021-12-31

Info Selling Broker yes



Broker Remarks

Extremely well-maintained brick home in one of Montreal's most desirable neighbourhoods! This family-friendly spot is located within walking distance of several schools, public transit, and services. 4 bright bedrooms and a home office. Possibility to finish the attic. Beautiful, low-maintenance back garden, single garage and wood fireplace.



Inclusions Refrigerator (Electrolux), gas stove (Bosch), dishwasher (Bosch), washer, dryer, updated certificate of location has been ordered

Exclusions Furniture and personal effects.



\$1,275,000 (J)
128 Av. Percival, Montréal-Ouest, H4X 1T6 (Avenue Curzon)

Cadastre 1290829
Owner(s) Michelle Azimov, Lisa Saltzman
Original Price \$1,098,000 **Last Price** \$1,098,000
PT/BT CT/SD **Rms** 10 **Bdrms** 4+0 **Built** 1916 **Water Supply** Municipality
Bldg. Size 12.18 X 7.39 m **Tot. Assessm. (2021)** \$740,600 **Sewage Sys.** Municipality
Liv. Area 194.4 sqm **Mun. Taxes (2021)** \$8,333 **Parkg (total)** Driveway (1), Garage (1)
Lot Size 36.58 X 9.14 m **School Taxes (2020)** \$706 **Equip./Serv.**
Lot Area 334.3 sqm

Centris No. 27683484 (SO)
Sold 2021-04-18 10 Days
SD (yes) **BD** (no)
Listed 2021-04-08
Expired 2021-10-15
Info Selling Broker yes

Sell. Brokerage Firm ENGEL & VÖLKERS MONTRÉAL
Listing Brokerage Firm PROFUSION IMMOBILIER INC. 514-935-3337

Listing Broker(s) Christina Miller 514-934-2480



Broker Remarks

Welcome to 128 Av. Percival! This stunning 4 bdrm & 2.5 bath home will immediately charm you with its character and its quality craftsmanship. Beautiful walnut floors adorn the entirety of the home making the generous layout feel natural and welcoming. This elegantly renovated home is turn key and is eagerly waiting for its next owners!

Inclusions Refrigerator, stove, range hood, dishwasher, washer, dryer, all lighting of a permanent nature and all window coverings except where excluded, banquette, hot water tank, alarm system, central vacuum system and accessories.

Exclusions Brass fixture on breakfast nook, chandelier in entryway, chandelier living room, chandelier kids bedrooms, fixtures at top of the stairs to 2nd floor and in powder room. All of SELLER'S furniture, furnishings, personal items & electronics, and artwork.



\$1,325,000
58 Ainslie Road, Montréal-Ouest, H4X 1K6 (Easton)

Cadastre 1290677
Owner(s) Carmen Lanteigne, Donald M. Annand
Original Price \$1,349,000 **Last Price** \$1,349,000
PT/BT CT/DET **Rms** 20 **Bdrms** 6+0 **Built** 1906 **Water Supply** Municipality
Bldg. Size 12.26 X 8.7 m **Tot. Assessm. (2021)** \$927,100 **Sewage Sys.** Municipality
Liv. Area **Mun. Taxes (2021)** \$10,432 **Parkg (total)** Driveway (4)
Lot Size 33.91 X 18.29 r **School Taxes (2020)** \$843 **Equip./Serv.** Wall-mounted air conditioning
Lot Area 653.5 sqm

Centris No. 15884797 (SO)
Sold 2021-04-07 8 Days
SD (yes) **BD** (no)
Listed 2021-03-30
Expired 2021-09-30
Info Selling Broker yes

Sell. Brokerage Firm LES IMMEUBLES IMAGINE INC.
Listing Brokerage Firm RE/MAX DU CARTIER INC. 514-271-2131

Listing Broker(s) Josiane Pepin 514-996-6773





Broker Remarks

**** Magnifique Maison 4 étages avec terrain de plus de 7 000 PC **** Boiseries d'origine - disposition des pièces exceptionnelles - Épurée et spacieuse - Cachet - 5 chambres à coucher + grand bureau à domicile - solarium avec plancher radiant - idéalement localisée sur une rue calme et paisible - près du train et des commerces - charme incomparable

Inclusions Luminaires, Lave-vaisselle, Laveuse et sècheuse, Cuisinière, Réfrigérateur (2), Stores, Rideaux et Pôles, Ventilateur, Cabanon, Système d'alarme, support à téléviseur mural, Bibliothèques bureau, bureau encastré CAC et garde robe encastré petite chambre, tondeuse

Exclusions Téléviseur



\$1,350,000
143 Av. Strathearn N., Montréal-Ouest, H4X 1X9

Cadastre 1291250

Owner(s) Sonya Fernandez

Original Price \$1,378,000 **Last Price** \$1,378,000

PT/BT CT/DET **Rms** 9 **Bdrms** 3+0 **Built** 1846 **Water Supply** Municipality

Bldg. Size 30.18 X 40.23 r **Tot. Assessm. (2021)** \$878,600 **Sewage Sys.** Municipality

Liv. Area **Mun. Taxes (2021)** \$9,886 **Parkg (total)** Driveway (3), Garage (1)

Lot Size **School Taxes (2021)** \$872 **Equip./Serv.**

Lot Area 397.2 sqm

Sell. Brokerage Firm PROFUSION IMMOBILIER INC.

Listing Brokerage Firm

PROFUSION IMMOBILIER INC. 514-935-3337

Listing Broker(s)

Nathalie Elkouby

514-823-0054

Centris No. 27643691 (SO)

Sold 2021-11-20 4 Days

SD (yes) **BD** (yes)

Listed 2021-11-16

Expired 2022-08-25

Info Selling Broker yes



Broker Remarks

Welcome to a meticulously renovated century home, an oasis of space and charming architectural details. The home has undergone important restoration while preserving all the elements that bring out its uniqueness.

Inclusions 2 refrigerators Fisher & Paykel, washer and dryer Samsung (2021), dishwasher Fisher & Paykel, oven GE, all curtains and blinds, all lighting fixtures, hot tub and outside couches, central vacuum and alarm system

Exclusions Television sets and brackets



\$1,395,000
63 Ainslie Road, Montréal-Ouest, H4X 1K7 (Campbell)

Cadastre 1290711

Owner(s) Jennifer Leach Sandford

Original Price \$1,475,000 **Last Price** \$1,425,000 (2021-07-05)

PT/BT CT/DET **Rms** 10 **Bdrms** 4+0 **Built** 1930 **Water Supply** Municipality, With water meter

Bldg. Size 8.53 X 8.53 m i **Tot. Assessm. (2021)** \$697,100 **Sewage Sys.** Municipality

Liv. Area 218.88 sqm **Mun. Taxes (2021)** \$7,844 **Parkg (total)** Driveway (2)

Lot Size 14.45 X 30.48 r **School Taxes (2020)** \$623 **Equip./Serv.** Wall-mounted air conditioning

Lot Area 441.38 sqm

Sell. Brokerage Firm KELLER WILLIAMS CONNEXION

Listing Brokerage Firm

PROFUSION IMMOBILIER INC. 514-935-3337

LES IMMEUBLES IMAGINE INC. 514-862-4088

Listing Broker(s)

Andrew Blundell

Catherine Gardner

514-772-0008

514-793-5608

Centris No. 13421288 (SO)

Sold 2021-08-31 81 Days

SD (yes) **BD** (no)

Listed 2021-06-11

Expired 2021-10-31

Info Selling Broker yes



Broker Remarks

Welcome to 63 Ainslie, a beautifully renovated detached home offering 4 bedrooms, including a sun-filled master with ensuite on the 3rd floor, open kitchen/dining room with views on the SW facing backyard, and a side mudroom entry with powder room. A sunny private backyard with a large deck, shed and play structure complete this turnkey property.

Inclusions Refrigerator, stove, dishwasher, washer, dryer, A/C wall units, all light fixtures, shed, play structure, IKEA shelf (bedroom), bed frame (bedroom), sofa bed (bedroom), entry hall console, mattress and box springs (master bedroom), firepit.

Exclusions Curtains and rods.



\$1,443,000 (J)
28 Av. Campbell, Montréal-Ouest, H4X 1V1 (Ch.Ainslie)

Cadastre 1290701
Owner(s) GEOFFREY HEWARD, JOANNE HALE
Original Price \$1,450,000 **Last Price** \$1,450,000

PT/BT	CT/DET	Rms 12	Bdrms 4+0	Built 1912	Water Supply	Municipality
Bldg. Size		Tot. Assessm. (2018)			\$984,600	Sewage Sys. Municipality
Liv. Area		Mun. Taxes (2020)			\$10,964	Parkg (total) Driveway (2)
Lot Size		School Taxes (2021)			\$896	Equip./Serv. Wall-mounted air conditioning, Alarm system
Lot Area	822 sqm					

Centris No. 24202091 **(SO)**
Sold 2021-02-11 122 Days
SD (yes) **BD** (no)
Listed 2020-10-12
Expired 2021-04-30
Info Selling Broker yes

Sell. Brokerage Firm LES IMMEUBLES IMAGINE INC.

Listing Brokerage Firm
 IMMOBILIER WITT
 IMMOBILIER WITT

514-486-9488
 514-486-9488

Listing Broker(s)
 Amy Benloulou
 Michael Witt

514-463-3739
 514-983-6346

Broker Remarks



Inclusions Dishwasher Washer & Dryer Fridge & Stove Alarm (not-connected)

Exclusions All curtains , dining room & Livingroom rods, Chandelier in main hall, sconce on the main stairway, Ceiling light cover front door entrance & second floor landing ceiling light cover, Hockey chandelier 2nd floor Bedroom



\$1,605,000 (J)
151 Av. Brock S., Montréal-Ouest, H4X 2E7 (Carnarvon)

Cadastre 1292207
Owner(s) Douglas Schlenker
Original Price \$1,588,000 **Last Price** \$1,588,000

PT/BT	CT/DET	Rms 11	Bdrms 4+0	Built 1936	Water Supply	Municipality, With water meter
Bldg. Size	14.02 X 7.62 m	Tot. Assessm. (2021)			\$1,115,800	Sewage Sys. Municipality
Liv. Area	212.1 sqm	Mun. Taxes (2021)			\$12,105	Parkg (total) Driveway (3), Garage (1)
Lot Size	22.86 X 33.53 r	School Taxes (2021)			\$1,034	Equip./Serv. Central air conditioning, Wall-mounted air conditioning, Electric garage door opener, Alarm system
Lot Area	766.54 sqm					

Centris No. 14269391 **(SO)**
Sold 2021-09-19 4 Days
SD (yes) **BD** (no)
Listed 2021-09-15
Expired 2021-12-31
Info Selling Broker yes

Sell. Brokerage Firm GROUPE SUTTON - CENTRE OUEST INC.

Listing Brokerage Firm
 PROFUSION IMMOBILIER INC.
 LES IMMEUBLES IMAGINE INC.

514-935-3337
 514-862-4088

Listing Broker(s)
 Andrew Blundell
 Catherine Gardner

514-772-0008
 514-793-5608



Broker Remarks

Elegant stone residence set atop a large, impeccably landscaped lot on peaceful Brock South. This traditional family home was enlarged and extensively renovated in 2008 and offers 4 bedrooms with private master and ensuite, a bright living room with views to the gardens, and an open kitchen dinette with fireplace. An oasis 10 minutes from downtown.

Inclusions Blinds, some curtains & rods, kitchen appliances, garage remote, washer/dryer, white stool bedrm, bedrm hooks, Ring doorbell & chime, freezer, wine fridge, front planters, bkwd flower pots, patio furniture, lawn & gardening tools, lawn mower, gas BBQ, hammock, pool access., shed incl shelves & storage

Exclusions ~~Quilted rug, rug in the living room and dinette.~~



\$1,610,000
2 Av. Easton, Montréal-Ouest, H4X 1K8 (ch. Broughton)

Cadastre 1291203
Owner(s) Lorna McBain
Original Price \$1,695,000 **Last Price** \$1,695,000
PT/BT CT/DET **Rms** 15 **Bdrms** 4+1 **Built** 1936 **Water Supply** Municipality
Bldg. Size 7.63 X 14.45 m **Tot. Assessm. (2021)** \$1,094,000 **Sewage Sys.** Municipality
Liv. Area 240.5 sqm **Mun. Taxes (2021)** \$12,310 **Parkg (total)** Driveway (10), Garage (3)
Lot Size 26.25 X 29.87 r **School Taxes (2020)** \$999 **Equip./Serv.** Electric garage door opener, Dual a/c + heating wall mounted system
Lot Area 1 553.1 sqm

Centris No. 10978381 (SO)
Sold 2021-04-29 44 Days
SD (yes) **BD** (no)
Listed 2021-03-16
Expired 2022-02-28
Info Selling Broker yes

Sell. Brokerage Firm ROYAL LEPAGE HERITAGE

Listing Brokerage Firm

ROYAL LEPAGE HERITAGE 514-934-1818
 ROYAL LEPAGE HERITAGE 514-934-1818

Listing Broker(s)

Marie-Yvonne Paint 514-933-5888
 Samuel R. Demers 514-347-2027



Broker Remarks

Behind the wrought iron gates & natural stone pillars a private & elegant 4 bedroom brick home, situated on one of the largest lots in Montreal West, on the end of a cul-de-sac. The home built in 1936 provides a magnificent energy & an abundance of natural light. Extended kitchen with dinning area & finished basement. Opportunity not to be missed.

Inclusions LG Fridge, Kitchen-Aid Stove, Bosch built-in oven, GE microwave, Kenmore dishwasher, Kenmore washer/dryer, dining room chandelier, track lighting in solarium, vestibule/entrance light fixtures, all ceiling fans, window treatments and blinds, all the light fixtures and wall sconces (see addenda).

Exclusions Light fixture in spare bedroom with walk-in closet, personal belongings and furniture.



\$1,700,000
127 Av. Ballantyne N., Montréal-Ouest, H4X 2B9 (Nelson Street)

Cadastre 1291950
Owner(s) Lyn Lalonde
Original Price \$1,585,000 **Last Price** \$1,585,000
PT/BT CT/DET **Rms** 14 **Bdrms** 4+1 **Built** 1925 **Water Supply** Municipality
Bldg. Size 14.63 X 9.14 m **Tot. Assessm. (2021)** \$923,200 **Sewage Sys.** Municipality
Liv. Area 244.4 sqm **Mun. Taxes (2021)** \$10,387 **Parkg (total)** Driveway (3), Garage (1)
Lot Size 22.86 X 26.82 r **School Taxes (2020)** \$825 **Equip./Serv.** Wall-mounted air conditioning, Alarm system
Lot Area 613.2 sqm

Centris No. 11535353 (SO)
Sold 2021-05-16 5 Days
SD (yes) **BD** (no)
Listed 2021-05-11
Expired 2021-11-10
Info Selling Broker yes

Sell. Brokerage Firm M IMMOBILIER

Listing Brokerage Firm

PROFUSION IMMOBILIER INC. 514-935-3337

Listing Broker(s)

Christina Miller 514-934-2480



Broker Remarks

Don't miss one of Montreal West's landmark homes. Recipient of the Montreal Architectural Heritage Award, this beautiful sun-filled home will surprise you with its architecturally inspired spaces and pleasant floor plan. Located on a rare 75 ft. wide lot, this home features high ceilings, 4+1 bdrms, 3+1 baths and lovely spacious entertaining spaces

Inclusions Fridge, GE range with gas stove/electric oven, range hood/microwave, dishwasher, washer/dryer (end of life), alarm system, hot water tank, wall-mounted air conditioner, wardrobe (ground floor bedroom), all light fixtures, wall sconces & window coverings, except where excluded.

Exclusions Light fixture in the entrance hallway, dining room and ground floor turret; stand-up freezer in the basement.



\$1,705,052
52 Av. Brock N., Montréal-Ouest, H4X 2E9 (Curzon)

Cadastre 1291750
Owner(s) Lana Rabinovitch, Justin Trombley
Original Price \$1,499,000 **Last Price** \$1,499,000
PT/BT CT/DET **Rms** 10 **Bdrms** 5+0 **Built** 1926 **Water Supply** Municipality
Bldg. Size 13.11 X 7.62 m **Tot. Assessm. (2021)** \$947,000 **Sewage Sys.** Municipality
Liv. Area 240.8 sqm **Mun. Taxes (2021)** \$10,656 **Parkg (total)** Driveway (4), Garage (1)
Lot Size 26.82 X 15.24 r **School Taxes (2021)** \$910 **Equip./Serv.** Wall-mounted air conditioning, Fire detector (connected), Air exchange system, Central vacuum cleaner system
Lot Area 408.77 sqm

Centris No. 21896365 (SO)
Sold 2021-11-17 8 Days
SD (yes) **BD** (no)
Listed 2021-11-09
Expired 2022-04-30
Info Selling Broker yes

Sell. Brokerage Firm LES IMMEUBLES IMAGINE INC.
Listing Brokerage Firm GROUPE SUTTON - CENTRE OUEST INC 514-933-5800

Listing Broker(s) Jason Alfonso 514-909-2222



Broker Remarks

Elegant detached 5 bedroom, 3.5 bath home on one of the most sought-after streets in MoWest. Features a gourmet kitchen with breakfast nook, Master with walk-in & ensuite, spacious family room in basement, office area, detached garage & plenty of parking. Driveway is ideal for street hockey! West-facing backyard with no direct rear neighbours.

Inclusions Integrated fridge, gas stove, commercial grade hood, dishwasher, Miele coffee machine, microwave, stereo and integrated ceiling speakers in kitchen, washer and dryer, all light fixtures, TV mount in the sunroom, all custom blinds, all curtains and rods in the 3rd floor bedrooms.

Exclusions The curtains in the living room, master bedroom, pink room on the 2nd floor, mirrors in powder room and vestibule.



\$1,812,000 (J)
209 Av. Strathearn N., Montréal-Ouest, H4X 1Y1 (Nelson)

Cadastre 1291431
Owner(s) Adina Blander
Original Price \$1,749,500 **Last Price** \$1,749,500
PT/BT CT/DET **Rms** 18 **Bdrms** 5+0 **Built** 1924 **Water Supply** Municipality
Bldg. Size 11.1 X 9.75 m **Tot. Assessm. (2021)** \$939,400 **Sewage Sys.** Municipality
Liv. Area **Mun. Taxes (2021)** \$10,570 **Parkg (total)** Driveway (5), Garage (1)
Lot Size 27.43 X 15.24 r **School Taxes (2021)** \$933 **Equip./Serv.**
Lot Area 418.1 sqm

Centris No. 19943747 (SO)
Sold 2021-10-15 24 Days
SD (yes) **BD** (no)
Listed 2021-09-21
Expired 2021-12-31
Info Selling Broker yes

Sell. Brokerage Firm ROYAL LEPAGE HERITAGE
Listing Brokerage Firm ROYAL LEPAGE VILLAGE 514-481-0241

Listing Broker(s) Rhea Dichter 514-949-1969



Broker Remarks

Pride of ownership!!! Magnificent 5+ bedroom home located on one of the most beautiful streets in Montreal Ouest. Walking distance to schools, daycares, shops, public transportation and so much more. Call today for your visit and make this home your own.



Inclusions Refrigerator, Gas range, Cooktop, Dishwasher, Washer, Dryer, Blinds where installed, central vacuum, lights where installed.

Exclusions Chandeliers, Alarm monitoring, Dining room curtains, Hall door stain glass window(to be replaced with original),Master bedroom blinds, Rear bedroom 2nd floor blinds.