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Centris No. 10792397 (Active)



\$2,695,000

**468 Av. Mountain
 Westmount
 H3Y 3G2**

Region Montréal
Neighbourhood
Near Ch. Anwoth
Body of Water

Property Type	Two or more storey	Year Built	1922
Building Type	Semi-detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	27.10 X 40.4 ft irr	Reposess./Judicial auth.	No
Living Area	2,424.03 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2024)
Lot Size	36.9 X 107.6 ft irr	File Number	
Lot Area	3,946.05 sqft	Occupancy	2024-08-02
Cadastre	1584351	Deed of Sale Signature	2024-07-26
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$14,445 (2024)	Common Exp.	
Lot	\$894,500	School	\$1,832 (2023)	Electricity	\$4,004
Building	\$1,381,400	Infrastructure		Oil	
		Water		Gas	\$613
Total	\$2,275,900 (118.41%)	Total	\$16,277	Total	\$4,617

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms (above ground + basement)	4+1	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Hall	5.4 X 9.1 ft	Ceramic		
GF	Hall	11.11 X 6.2 ft irr	Wood		
GF	Living room	14.4 X 16 ft	Wood		
GF	Dining room	13.5 X 16 ft	Wood		
GF	Kitchen	11.7 X 26.2 ft irr	Flexible floor coverings		
GF	Powder room	4.2 X 4.1 ft	Ceramic		
2	Primary bedroom	21.3 X 13.11 ft irr	Wood		
2	Bathroom	5.9 X 12.1 ft	Ceramic	En-suite	
2	Bedroom	17 X 13.11 ft	Wood		
2	Bedroom	12.10 X 11.9 ft irr	Wood		
2	Bedroom	16.9 X 11.8 ft	Wood		
2	Bathroom	5.8 X 7.5 ft	Ceramic		
BA1	Family room	29.6 X 17 ft irr	Carpet		
BA1	Bedroom	21.8 X 12.5 ft irr	Carpet	Walk-in 9' x 9'2"	

BA1	Bathroom	7.10 X 5 ft	Ceramic	
BA1	Laundry room	8.1 X 6.5 ft	Ceramic	
BA1	Storage	7.2 X 8.11 ft	Wood	
BA1	Mechanical room	7.3 X 6.11 ft	Ceramic	
BA1	Storage	9 X 9.2 ft	Wood	Cedar closet
Additional Space			Size	
Porch			4.7 X 5.11 ft	
Patio			20.6 X 24.9 ft	
Garage			21.10 X 12.2 ft	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Elastomeric membrane	Parkg (total)	Driveway (3), Garage (1)
Siding	Brick	Driveway	Paving stone
Windows		Garage	Detached, Heated, Single width
Window Type		Carport	
Energy/Heating	Electricity, Natural gas	Lot	Fenced, Landscaped
Heating System	Hot water	Topography	Sloped
Basement	6 feet and more, Finished basement, Outdoor entrance	Distinctive Features	
Bathroom	Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)	Laundry room (Basement 1)	View	
Fireplace-Stove	Gas fireplace	Proximity	Bicycle path, CEGEP, Daycare centre, Elementary school, High school, Highway, Park, Public transportation, University
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Wall-mounted air conditioning	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Refrigerator, stove, range hood, dishwasher, washer, dryer, two movable islands in kitchen, all permanent lighting except where excluded, all window coverings, all PAX armoires throughout, central vacuum system and accessories, two (2) hot water tanks, Ademco alarm system (as is)

Exclusions

Chandeliers in entrance/vestibule; hall; dining area and powder room; TVs and TV mounts; security systems other than semi-fixed Ademco system; security cameras; IT networking equipment (Ethernet switches & controllers) Electrical vehicle charging station; Weather station; all of Seller's personal items, furniture and artwork

Remarks

Magnificent 4+1 bedroom family home conveniently located near Sherbrooke St & popular schools (Westmount High, Study, St Georges, Montréal International, Dawson College). 10-minute walk to central Greene Ave, Westmount Sq. and underground access to Metro. High ceilings, sun-filled windows, oak floors & open-concept ground floor make an exquisite impression! Spacious & sunny bedrooms upstairs & playroom, guest suite with full bath in the basement make for flexible & private living space. Completing the package is a cozy private terrace & garden, perfect for summer entertaining & gas fireplaces for snowy evenings. This home is a rare find!

Addendum

Get ready to be impressed by this fabulous Westmount home!

GROUND FLOOR

-Vestibule with custom built-in closet and storage bench.

-Spacious open concept living and dining room with high ceilings, crown mouldings, oak

floors, sun filled windows and cozy gas fireplace.

-A modern, bright and airy kitchen offers custom-finished appliances, granite counter tops and glass-mosaic tile back-splash.

-The kitchen and dining areas are separated by an oak counter-top and bar that merge easily into an informal entertaining area.

-Huge windows overlook the private lush garden, and a door leads seamlessly from the kitchen to a spacious terrace, perfect for al fresco dining on summer evenings.

-A convenient powder room completes this bright and expansive main floor .

UPPER FLOOR

-Upper level has 4 bedrooms, 2 full bathrooms, a huge linen closet and beautiful hardwood floors.

-Primary bedroom overlooking the tree-draped yard has a large California-style closet and a modern ensuite bathroom with spacious glass shower and skylight that brilliantly illuminates morning rituals.

-A second bedroom features a gas fireplace and a large wardrobe with a hideaway vanity sink.

-A third bedroom, currently used as an office, features a view over the treetops and a wall of bookcases and cabinets.

-The fourth bedroom looks towards the front and has its own closet.

Completing this level is another full bathroom with glass tiles and beautiful skylight.

Wall mounted air-conditioning units in the master bedroom and second bedroom provide enough cooling capacity for the whole house.

BASEMENT

-An airy finished basement with high ceilings and cozy carpeting is a welcome surprise. The playroom/recreation room is large enough to add a kitchenette to create an in-law suite, if desired.

-A suite with ensuite bath is the perfect place for a teenager , guests or nanny.

-Also on this level are a huge cedar walk-in closet, craft/storage room and a convenient laundry room that includes a sink and a door with walk-up access to the terrace.

A FEW HIGHLIGHTS

-Super charming and ver private terrace and garden with mature trees and room for the family pet to run.

-Single-car garage with storage cabinets and driveway for 3 cars.

-A+ location close to restaurants, shopping and downtown.

-Great walk score! Minutes away from the Metro and popular schools (Westmount High, Study, St Georges, Montréal International, Dawson College).

-Home-automation ready with Z-Wave thermostat and switches/dimmers for most common-area lights.

-Please refer to Seller's Declaration for complete list of improvements.

Living space provided from the municipal assessment website. Floor plans & measurements are calculated by iGuide on a net basis

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

Seller's Declaration

Yes SD-42853

Source

PROFUSION IMMOBILIER INC., Real Estate Agency

ROYAL LEPAGE VILLAGE, 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.



Frontage



Hall



Hall



Overall view



Living room



Overall view



Dining room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Powder room



Staircase



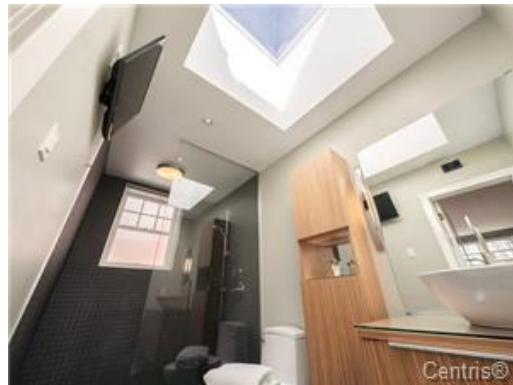
Primary bedroom



Primary bedroom



Ensuite bathroom



Ensuite bathroom



Bedroom



Bedroom