

ROYAL LEPAGE VILLAGE
 Real Estate Agency
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Centris No. 12056524 (Active)



\$599,000

14816 Rue Labelle
Montréal (Pierrefonds-Roxboro)
H9H 3P5

Region Montréal
Neighbourhood Pierrefonds/Central West
Near Simard

Body of Water

Property Type	Bungalow	Year Built	1990
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	27 X 39 ft	Reposess./Judicial auth.	No
Living Area	2,206 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2022)
Lot Size	50 X 82 ft irr	File Number	
Lot Area	6,099 sqft	Occupancy	93 days PP/PR Accepted
Cadastre	1841649	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2022	Municipal	\$3,492 (2022)	Common Exp.	
Lot	\$218,100	School	\$415 (2022)	Electricity	\$2,480
Building	\$212,400	Infrastructure		Oil	
		Water		Gas	
Total	\$430,500	Total	\$3,907	Total	\$2,480

Room(s) and Additional Space(s)					
No. of Rooms	10	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
2	Living room	10.9 X 14.2 ft	Parquetry		
2	Dining room	11.2 X 11.7 ft	Parquetry		
2	Kitchen	11.9 X 11.2 ft	Ceramic		
2	Primary bedroom	14.3 X 13.4 ft	Parquetry		
2	Bedroom	11.7 X 11.9 ft	Parquetry		
2	Bathroom	8.2 X 8.1 ft	Ceramic	separate tub & shower	
GF	Playroom	25.2 X 12.11 ft	Laminate floor	Fireplace-Stove.	
GF	Bedroom	10.2 X 12.9 ft	Laminate floor		
GF	Bedroom	12.2 X 13.1 ft	Laminate floor		
GF	Bathroom	8.3 X 8.8 ft	Ceramic	washer/dryer	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (1)
Siding		Driveway	Asphalt
Windows		Garage	Attached, Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	
Basement		Distinctive Features	
Bathroom	Separate shower	Water (access)	
Washer/Dryer (installation)	Powder room (Other)	View	
Fireplace-Stove	Wood fireplace	Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central vacuum cleaner system installation	Energy efficiency	
Restrictions/Permissions			

Inclusions

all light fixtures (except those excluded), all blinds, dishwasher, fridge, stove, washer, dryer, backyard shed, lawnmower, central vacuum & accessories

Exclusions

curtains & rods, 2 chandeliers (dining room & front entrance).

Broker - Remarks

Bright and spacious 4 bedroom raised bungalow in Pierrefonds Central-West. Situated on a corner lot with a big back yard, this home is walking distance to Greendale Park, Kingsdale Academy, Pierrefonds Community High School, and the Pierrefonds Sportplexe. The upper floor features an open-concept kitchen including a centre island with bar seating and granite counters. The lower level features a spacious family room with a wood fireplace and patio door access to the backyard. The single garage was converted to a 4th bedroom, but can easily be converted back.

Addendum

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

-The fireplaces are sold without any warranty with respect to their compliance with applicable regulations and insurance company requirements.

-A new Certificate of Location was ordered and should be ready by September 10th, 2022.

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

Seller's Declaration

Yes SD-03237

Source

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



Kitchen



Kitchen



Kitchen



Living room



Living room



Dining room



Dining room



Dining room



Primary bedroom



Bedroom



Bathroom



Bathroom



Family room



Family room



Bedroom



Bedroom



Powder room



Laundry room



Backyard



Backyard



Backyard



Shed



Exterior