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Centris No. 12831652 (Active)



\$599,000

5101 Rue Perron
Montréal (Pierrefonds-Roxboro)
H8Z 2J5

Region Montréal
Neighbourhood Pierrefonds/Central East
Near
Body of Water

Property Type	Bungalow	Year Built	1962
Building Type	Detached	Expected Delivery Date	Seasonal
Intergenerational		Reposess./Judicial auth.	No
Building Size	41 X 25 ft	Trade possible	
Living Area		Cert. of Loc.	Yes (2019)
Building Area		File Number	
Lot Size	96 X 61 ft	Occupancy	95 days PP/PR
Lot Area	5,856 sqft		Accepted
Cadastre	1169694	Deed of Sale Signature	90 days PP/PR
			Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$3,309 (2024)	Common Exp.	
Lot	\$244,800	School	\$370 (2024)	Electricity	\$1,405
Building	\$278,400	Infrastructure		Oil	
		Water		Gas	
Total	\$523,200 (114.49%)	Total	\$3,679	Total	\$1,405

Room(s) and Additional Space(s)					
No. of Rooms	10	No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	11.5 X 14.2 ft	Wood		
GF	Dining room	8.7 X 10.7 ft	Wood	quartz counters	
GF	Kitchen	17.8 X 9.2 ft	Ceramic		
GF	Bedroom	12.5 X 10.7 ft	Wood		
GF	Bedroom	12.5 X 9.11 ft	Wood		
GF	Bathroom	4.9 X 8.9 ft	Ceramic	heated floors	
BA1	Office	15.2 X 11.2 ft	Laminate floor		
BA1	Playroom	18.1 X 15.5 ft	Laminate floor		
BA1	Bathroom	9 X 6.7 ft	Ceramic	washer/dryer	
BA1	Storage	10.2 X 10.10 ft	Concrete		
Additional Space		Size			
Garage		10.5 X 22.5 ft			

Features			
Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$19)
Water Supply	Municipality	Renovations	Insulation - 2023, Plumbing - 2023 (\$1), Bathroom - 2023 (\$1), Basement - 2023 (\$1)
Foundation	Poured concrete	Pool	
Roofing	Asphalt and gravel	Parkg (total)	Driveway (2), Garage (1)
Siding		Driveway	Double width or more, Paving stone
Windows		Garage	Attached, Heated
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement, access to garage	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	Bathroom (Basement 1)	View	
Fireplace-Stove		Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central air conditioning	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions
lights, blinds, built-in oven, microwave, hotplate (one round non-functional), electric garage door, alarm system garage door, alarm system

Exclusions
washer and dryer, refrigerator

Remarks
Welcome to 5101 rue Perron - a bright turn-key bungalow featuring two bedrooms on the main floor, a freshly redone family bathroom, an open concept dining area and a kitchen with ample storage. Downstairs you'll find a completely renovated floor to ceiling basement with a second full bathroom and access to a renovated garage. Located on a quiet street within walking distance to parks and close to French and English public schools. Don't miss out on your chance to visit!

Addendum
All offers must be accompanied by an up-to-date letter of financial pre-qualification, as well as proof of Canadian citizenship or residency from the BUYER.

Sale with legal warranty of quality

Seller's Declaration Yes SD-13156

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



Frontage



Living room



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bathroom



Playroom



Playroom



Playroom



Playroom



Bathroom



Patio



Backyard



Back facade



Frontage