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Centris No. 14734269 (Active)



\$939,000

**71 Rue Stafford
 Baie-d'Urfé
 H9X 2Y9**

Region Montréal
Neighbourhood West
Near
Body of Water

Property Type	Split-level	Year Built	1958
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	55 X 32 ft	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2024)
Lot Size	102 X 144 ft	File Number	
Lot Area	15,119 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	1557283	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$4,165 (2024)	Common Exp.	
Lot	\$519,700	School	\$730 (2024)	Electricity	\$2,735
Building	\$391,300	Infrastructure		Oil	
		Water		Gas	
				Propane	\$518
Total	\$911,000 (103.07%)	Total	\$4,895	Total	\$3,253

Room(s) and Additional Space(s)					
No. of Rooms	13	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	14.4 X 28.1 ft	Wood	Fireplace-Stove.	
GF	Dining room	13.7 X 12.9 ft	Carpet	over wood	
GF	Dinette	9.6 X 10.6 ft	Tiles		
GF	Kitchen	15 X 10.6 ft	Tiles		
GF	Powder room	7.5 X 4.8 ft	Tiles		
GF	Laundry room	8.6 X 9.1 ft	Tiles		
2	Primary bedroom	16.4 X 14.10 ft	Carpet	over wood/ walk-in	
2	ensuite	6.4 X 7.10 ft	Ceramic		
2	Bedroom	9.3 X 14.9 ft	Wood		
2	Bedroom	13.4 X 10.6 ft	Wood		
2	Bedroom	15.5 X 10.6 ft	Wood		
2	Bathroom	11.7 X 5.4 ft	Ceramic		

BA1	Playroom	21.10 X 14.3 ft	Carpet	Fireplace-Stove.
Additional Space			Size	
Garage			19.4 X 21.10 ft	

Features

Sewage System	Septic tank	Rented Equip. (monthly)	Water heater - 1 (\$23), Propane tank (\$17)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (2)
Siding		Driveway	Asphalt, Double width or more
Windows		Garage	Attached, Double width or more
Window Type		Carport	
Energy/Heating	Dual energy, Electricity, Heating oil	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Crawl space, Finished basement	Distinctive Features	No rear neighbours
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	off the kitchen (1st level/Ground floor)	View	View of the water
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, CEGEP, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation, University
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central air conditioning, generator	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

dishwasher (non-functional), all light fixtures, fridge, stove, washer, dryer, chest freezer in garage, generator, safe

Exclusions

Remarks

Location, Location, Location!! This spacious split level home, backing on Fritz Farm has no rear neighbours and has direct water views. Featuring 4 bedrooms, 2 1/2 bathrooms, double garage and a fully integrated generator. Located in the wonderful community of Baie D'Urfe close to parks, community pool, schools, daycare and public transportation. This home is in original condition offering a perfect canvas for renovations and ideal for anyone ready to personalize their next home to suit their tastes.

Addendum

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

-Pre- listing building inspection report is available upon request.

-All offers must be submitted with an up to date letter of mortgage pre-qualification or proof of funds.

-The Seller makes no warranty pertaining to the condition of the property, its legal boundaries, easements, or rights of ways.

-The seller will not entertain conditions pertaining to a take back mortgage or sale of buyer's property.

-Royal Trust Conditions of sale annex must accompany any promise to purchase received .

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

Seller's Declaration

Yes SD-57143

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



View



Interior



Living room



Living room



Living room



Powder room



Staircase



Dining room



Dining room



Dinette



Kitchen



Kitchen



Laundry room



Staircase



Hall



Primary bedroom



Primary bedroom



Ensuite bathroom



Walk-in closet



Bedroom



Bedroom



Bedroom



Bedroom