



**Mark Broady**, Real Estate Broker  
**ROYAL LEPAGE ELITE**  
 Real Estate Agency  
 443, boul. Beaconsfield  
 Beaconsfield (QC) H9W 5Y1  
<http://www.teambroady.ca>

514-991-3937 / 514-697-9181  
 Fax : 514-697-9499  
[mbroady@royalpage.ca](mailto:mbroady@royalpage.ca)



**Centris No.** 21178308 (Active)



**\$440,000**

**4754 Rue Grier**  
**Pierrefonds-Roxboro (Montréal)**  
**H9J 2A3**

**Region** Montréal  
**Neighbourhood** Pierrefonds/West  
**Near** Ledoux  
**Body of Water**

<b>Property Type</b>	Bungalow	<b>Year Built</b>	1968
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	41 X 26 ft	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>	1,050 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2008)
<b>Lot Size</b>	60 X 100 ft	<b>File Number</b>	
<b>Lot Area</b>	6,000 sqft	<b>Occupancy</b>	60 days PP/PR Accepted
<b>Cadastre</b>	1348218	<b>Deed of Sale Signature</b>	60 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2019	<b>Municipal</b>	\$2,708 (2019)	<b>Common Exp.</b>	
<b>Lot</b>	\$167,200	<b>School</b>	\$427 (2019)	<b>Electricity</b>	\$1,270
<b>Building</b>	\$141,900	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	\$994
<b>Total</b>	\$309,100	<b>Total</b>	\$3,135	<b>Total</b>	\$2,264

Room(s) and Additional Space(s)					
No. of Rooms	12	No. of Bedrooms	3+1	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	15 X 14 ft irr	Wood		
GF	Dining room	10.6 X 8.4 ft	Wood		
GF	Kitchen	10.6 X 9.3 ft	Ceramic	granite counters	
GF	Master bedroom	11.6 X 12.4 ft	Wood		
GF	Bedroom	10.7 X 12.7 ft	Wood		
GF	Bedroom	10.7 X 8.6 ft	Wood		
GF	Bathroom	10.7 X 4.11 ft	Ceramic		
BA1	Playroom	12 X 27 ft	Laminate floor		
BA1	Bedroom	11.5 X 11.8 ft	Laminate floor		
BA1	Bathroom	12.2 X 6.11 ft irr	Ceramic		
BA1	Laundry room	7.5 X 7.7 ft	Ceramic		
BA1	Storage	12 X 10 ft	Ceramic		

<b>Additional Space</b> Patio		<b>Size</b> 16 X 14 ft	
<b>Features</b>			
<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	Above-ground
<b>Roofing</b>		<b>Parking</b>	Driveway (3)
<b>Siding</b>		<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Natural gas	<b>Lot</b>	
<b>Heating System</b>	Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	laundry room (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>		<b>Proximity</b>	Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>	Wood	<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Central air conditioning	<b>Energy efficiency</b>	

### Inclusions

All window coverings, all light fixtures, all bathroom fixtures and mirrors, dishwasher, microwave, backyard shed

### Exclusions

### Broker - Remarks

Immaculate 3+1 bdrm bungalow ideally located in Prfnds West. This home has been superbly maintained, upgraded, and renovated over the past 11 years. Open-plan kitchen, living rm and dining rm. 2 full bathrooms, large backyard deck and new above-ground pool. Be sure to read the story or ask the broker for more details about his "Lucky Irish" home!

### Addendum

\*Sold without legal warranty of quality due to the age and stage of life of the Seller.

\*This home has been pre-inspected. A copy of the inspection report is available, as well as estimates and receipts for repairs that have been, or will need to be made.

\*All visits shall commence as of 14h00 on Sunday, August 11, 2019 at the request of the Seller.

\*Any offers to purchase must be submitted by 16h00 on Monday August 12, 2019. All offers must be left open until 16h00 on Tuesday, August 13, 2019.

\*living area and room measurements are approximate

\*The Buyer has the right to choose the notary, but the signing must take place in the West Island.

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

### Seller's Declaration

Yes SD-26350

### Source

ROYAL LEPAGE ELITE, 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



Interior



Living room



Living room



Living room



Living room



Kitchen



Kitchen



Kitchen



Kitchen



Bathroom



Master bedroom



Master bedroom



Bedroom



Bedroom



Staircase



Basement



Basement



Basement



Basement



Bathroom



Bathroom



Laundry room