

**ROYAL LEPAGE VILLAGE**  
 Real Estate Agency  
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 Pointe-Claire (QC) H9R 3J1  
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**Centris No.** 22864815 (Active)



**\$699,000**

**13176 Rue Sunbury**  
**Montréal (Pierrefonds-Roxboro)**  
**H9A 1E6**

**Region** Montréal  
**Neighbourhood** Pierrefonds/Central East  
**Near**  
**Body of Water**

<b>Property Type</b>	Split-level	<b>Year Built</b>	1964
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	23 X 45 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2024)
<b>Lot Size</b>	60 X 100 ft	<b>File Number</b>	
<b>Lot Area</b>	6,000 sqft	<b>Occupancy</b>	2025-05-30
<b>Cadastre</b>	1370082	<b>Deed of Sale Signature</b>	2025-05-30
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2025	<b>Municipal</b>	\$3,850 (2025)	<b>Common Exp.</b>	
<b>Lot</b>	\$262,000	<b>School</b>	\$456 (2025)	<b>Electricity</b>	\$775
<b>Building</b>	\$315,500	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	\$1,062
<b>Total</b>	\$577,500 (121.04%)	<b>Total</b>	\$4,306	<b>Total</b>	\$1,837

### Room(s) and Additional Space(s)

<b>No. of Rooms</b>		<b>No. of Bedrooms (above ground + basement)</b>		<b>No. of Bathrooms and Powder Rooms</b>	
11		4+0		1+1	
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
GF	Living room	16.3 X 11.3 ft	Wood		
GF	Dining room	9.7 X 10.8 ft	Wood		
GF	Kitchen	13.11 X 10.4 ft	Linoleum		
2	Primary bedroom	14.5 X 11.3 ft	Wood		
2	Bedroom	10.10 X 15.4 ft	Wood		
2	Bedroom	9.2 X 11.8 ft	Wood		
2	Bathroom	4.9 X 10.5 ft	Ceramic		
GL	Family room	21.1 X 10.8 ft	Wood	Fireplace-Stove.	
GL	Bedroom	13.9 X 8.7 ft	Wood	or office	
GL	Powder room	5.10 X 10.4 ft	Ceramic	washer/dryer	
BA1	Playroom	11.9 X 11.7 ft	Laminate floor		
<b>Additional Space</b>			<b>Size</b>		
Garage			10.3 X 21 ft		

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	Water heater - 1 (\$19), Furnace w/Energir (\$68)
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (2), Garage (1)
<b>Siding</b>		<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	Attached, Single width
<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>		<b>View</b>	
<b>Fireplace-Stove</b>	Fireplace - Other: electric	<b>Proximity</b>	
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Electric garage door opener	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

## Inclusions

Fridge, stove, dishwasher, microwave, washer/dryer, alarm system, electric garage opener and one remote, all light fixtures, all window coverings, shed

## Exclusions

Furnace rented \$68/month, Hot water tank rental

## Remarks

Located on a quiet street facing beautiful Aragon park. This charming 4-bedroom home is in an amazing neighbourhood close to schools, public transport, shops, and restaurants. Enjoy the warmth of hardwood floors spanning three levels and the convenience of 1.5 updated bathrooms. The finished basement, featuring durable laminate flooring, has always remained dry--perfect for additional living space. Recent updates include a roof replacement in 2017, offering peace of mind for years to come. Complete with a 1-car garage, this well-maintained home combines comfort, style, and an unbeatable location. Don't miss out on this fantastic opportunity!

**Sale with exclusion(s) of legal warranty : Sale without legal warranty at the risk and peril of the buyer**

**Seller's Declaration** Yes SD-62457

## 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



Interior



Hall



Living room



Living room



Dining room



Dining room



Kitchen





Kitchen



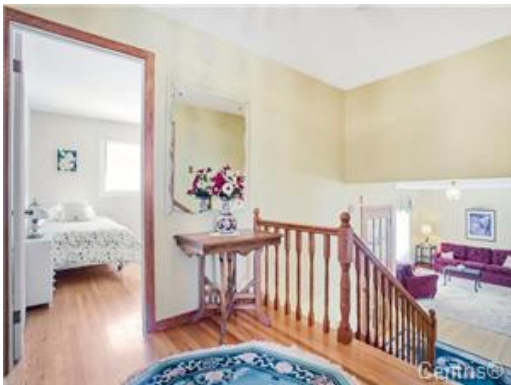
Kitchen



Dinette



Hall



Hall



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Hall



Family room



Family room



Bedroom



Bedroom