

**ROYAL LEPAGE VILLAGE**  
 Real Estate Agency  
 263-C, boul. St-Jean  
 Pointe-Claire (QC) H9R 3J1  
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**Centris No.** 23210311 (Active)



**\$3,250/month X 9 month(s)**

**94 Rue Victoria  
 Baie-d'Urfé  
 H9X 2H2**

**Region** Montréal  
**Neighbourhood** East  
**Near**  
**Body of Water**

<b>Property Type</b>	Split-level	<b>Year Built</b>	1960
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	Seasonal
<b>Intergenerational</b>		<b>Reposess./Judicial auth.</b>	No
<b>Building Size</b>		<b>Trade possible</b>	
<b>Living Area</b>	1,990 sqft	<b>Cert. of Loc.</b>	No
<b>Building Area</b>		<b>File Number</b>	
<b>Lot Size</b>		<b>Occupancy</b>	2022-09-15
<b>Lot Area</b>	15,000 sqft	<b>Deed of Sale Signature</b>	
<b>Cadastre</b>	1558345		
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>		<b>Municipal</b>		<b>Common Exp.</b>	
<b>Lot</b>		<b>School</b>		<b>Electricity</b>	\$1,910
<b>Building</b>		<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	Not issued	<b>Total</b>		<b>Total</b>	\$1,910

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	<b>13</b>	<b>No. of Bedrooms (above ground + basement)</b>	<b>4+0</b>	<b>No. of Bathrooms and Powder Rooms</b>	<b>2+0</b>
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
GF	Living room	24 X 13 ft	Wood	Fireplace-Stove.	
GF	Office	13 X 10.10 ft	Wood		
2	Primary bedroom	22.5 X 10.10 ft	Wood		
2	Bathroom	7.10 X 5.9 ft	Wood	ensuite	
2	Bedroom	14.7 X 10.8 ft	Wood		
2	Bathroom	8.10 X 4.10 ft	Ceramic		
GL	Kitchen	15.9 X 12.9 ft	Wood		
GL	Dining room	13 X 11.3 ft	Wood		
GL	Bedroom	12.10 X 10.9 ft	Wood	off Kitchen	
GL	Powder room	4.5 X 3.9 ft	Ceramic		
GL	Laundry room	8.7 X 4.6 ft	Ceramic		
BA1	Family room	23.4 X 12.7 ft	Carpet		
GL	Storage	19.5 X 12.11 ft	Concrete	shower/sink	

## Features

<b>Sewage System</b>	Septic tank
<b>Water Supply</b>	Municipality
<b>Foundation</b>	
<b>Roofing</b>	Asphalt shingles
<b>Siding</b>	Stone
<b>Windows</b>	
<b>Window Type</b>	
<b>Energy/Heating</b>	Dual energy, Electricity, Heating oil
<b>Heating System</b>	Forced air
<b>Basement</b>	6 feet and more, Partially finished
<b>Bathroom</b>	Ensuite bathroom
<b>Washer/Dryer (installation)</b>	Laundry room (1st level/Ground floor)
<b>Fireplace-Stove</b>	Wood fireplace
<b>Kitchen Cabinets</b>	
<b>Equipment/Services</b>	Central air conditioning, Alarm system
<b>Restrictions/Permissions</b>	

## Rented Equip. (monthly)

### Renovations

#### Pool

**Parkg (total)** Driveway (6), Garage (1)

**Driveway** Asphalt

**Garage** Attached, Single width

#### Carpport

#### Lot

### Topography

### Distinctive Features

### Water (access)

### View

### Proximity

Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation

### Building's Distinctive

### Features

### Energy efficiency

## Inclusions

fridge, stove, dishwasher, washer, dryer, snow removal for winter 2022-2023, alarm system

## Exclusions

electricity, heating (oil), lawn care, internet, phone, TV

## Broker - Remarks

Beautiful and well maintained home with very generous room sizes. Tons of natural light and many skylights throughout. Features include nice wood floors, a vaulted ceiling in the living room and a large private yard.

## Addendum

The following service fees to be assumed by the lessee: electricity, heating (oil), lawn care, internet, phone, TV.

- No smoking

- Pets at discretion of lessor

- The lessee shall provide a satisfactory credit check, letter of employment and reference, proof of liability insurance for \$2million for the duration of the lease

- Lessee will reimburse the lessor for the oil in the tank upon occupancy

- No visits until September 6th, 2022

## Seller's Declaration

No

## Source

ROYAL LEPAGE VILLAGE, Real Estate Agency



Frontage



Interior



Living room



Living room



Living room



Dining room



Dining room



Kitchen





Kitchen



Kitchen



Bedroom



Laundry room



Powder room



Staircase



Primary bedroom



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Playroom



Playroom