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**Centris No.** 23559341 (Active)

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**\$2,175,000**

**13 Av. Boisbriand**  
**Senneville**  
**H9X 0C1**  
**Region** Montréal  
**Neighbourhood**  
**Near**

**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	2021
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	65.1 X 36 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 (2021)
<b>Lot Size</b>	82 X 125 ft irr	<b>File Number</b>	
<b>Lot Area</b>	11,367 sqft	<b>Occupancy</b>	140 days PP/PR Accepted
<b>Cadastre</b>	6016805	<b>Deed of Sale Signature</b>	130 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2026	<b>Municipal</b>	\$10,901 (2026)	<b>Common Exp.</b>	
<b>Lot</b>	\$633,600	<b>School</b>	\$1,504 (2026)	<b>Electricity</b>	\$1,831
<b>Building</b>	\$1,394,200	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	\$1,463
<b>Total</b>	\$2,027,800 (107.26%)	<b>Total</b>	\$12,405	<b>Total</b>	\$3,294

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	15	<b>No. of Bedrooms (above ground + basement)</b>	4+1	<b>No. of Bathrooms and Powder Rooms</b>	3+1
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
GF	Living room	16.2 X 17.1 ft	Wood	Fireplace-Stove. gas fireplace	
GF	Dining room	9.2 X 17.5 ft	Wood		
GF	Kitchen	13.6 X 19.2 ft	Wood		
GF	Office	11.2 X 9.8 ft	Wood		
GF	Powder room	6.10 X 5.11 ft	Ceramic		
GF	Laundry room	8.2 X 6.9 ft	Ceramic		
2	Primary bedroom	13 X 15.3 ft	Wood		
2	Bathroom	9.1 X 10.7 ft	Ceramic	Heated Floors	
2	Bedroom	12.5 X 14 ft	Wood		
2	Bedroom	12.9 X 12.8 ft	Wood		
2	Bedroom	12.9 X 14 ft	Wood		

2	Bathroom	8.2 X 10.2 ft	Ceramic	separate shower
BA1	Playroom	38.11 X 22.9 ft	Wood	
BA1	Bedroom	11.9 X 15.8 ft	Wood	
BA1	Bathroom	6 X 11.4 ft	Ceramic	
<b>Additional Space</b>			<b>Size</b>	
Garage			22.9 X 26.3 ft	

## Features

<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>	
<b>Roofing</b>		<b>Parkg (total)</b>	Driveway (4), Garage (2)
<b>Siding</b>		<b>Driveway</b>	Double width or more, Paving stone
<b>Windows</b>		<b>Garage</b>	Attached, Double width or more, Heated
<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, Outdoor entrance	<b>Distinctive Features</b>	
<b>Bathroom</b>	Ensuite bathroom, Separate shower	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Laundry room (1st level/Ground floor)	<b>View</b>	
<b>Fireplace-Stove</b>	Gas fireplace	<b>Proximity</b>	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Golf, High school, Highway, Park, University
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Central air conditioning, Air exchange system, Central vacuum cleaner system installation, Electric garage door opener, Alarm system, Central heat pump, irrigation system	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

## Inclusions

Fridge, stove top, built-in oven, built-in microwave, dishwasher, washer, dryer, all light fixtures, all window coverings, generator, 2 wall mounted TVs in Living room and basement, electric garage door openers and remotes, built-in surround sound system in basement, alarm system and camera, irrigation system, Phantom electric mosquito nets, central vac and accessories, pool table, fridge in garage.

## Exclusions

Primary bedroom ceiling fan

## Remarks

Welcome to your new sanctuary where family life meets luxury , in the serene community of Senneville Sur le Parc. Imagine waking up to the morning light streaming through your large windows, sipping a cup of coffee on the back patio while the kids play in your expansive yard. The spacious open concept design creates the perfect setting for family gatherings and cherished moments together, whether it's game night in the finished basement or Sunday brunch in your stylish kitchen. This community isn't just a home; it's a lifestyle, with parks, walking trails, and tennis courts nearby, making it easy for outdoor adventures and family fun.

## Addendum

Welcome to your private sanctuary in the heart of Senneville-sur-le-Parc, where refined living meets the quiet beauty of

nature. Nestled among elegant, newer residences in one of the West Island's most prestigious enclaves, this exceptional home offers a rare blend of luxury, comfort, and lifestyle just steps from Lac des Deux Montagnes and a charming waterfront park with public access to the water's edge.

Built in 2021 and set on a generous lot of over 11,000 square feet, the property is surrounded by mature trees and located within the Senneville Migratory Bird Sanctuary, creating a peaceful, ever-changing natural backdrop. Here, mornings begin with birdsong and soft sunlight filtering through the trees, and evenings are best enjoyed on your private patio--complete with electronic Phantom screens, perfect for al fresco dining, summer entertaining, or simply unwinding at the end of the day. The fully fenced yard offers a safe and expansive space for children to play and pets to roam, while the full-home generator ensures comfort and peace of mind year-round.

Inside, the home is designed for both elegant entertaining and effortless day-to-day living. The open-concept main floor is bathed in natural light and anchored by a stunning kitchen featuring sleek built-in appliances, quartz countertops, and a spacious island that naturally becomes the heart of the home. The dining area flows seamlessly into the inviting living room, where a gas fireplace creates a warm and welcoming atmosphere for cozy evenings. A dedicated main-floor office provides the ideal setting for remote work or study, while the conveniently located laundry room and electronic window blinds throughout add thoughtful ease to everyday living.

Upstairs, you'll find four spacious bedrooms designed with comfort and tranquility in mind. The family bathroom offers a relaxing soaker tub and glass shower, while the primary suite is a true retreat--complete with a walk-in closet and a beautifully appointed ensuite featuring a tub, glass shower, and heated floors for a touch of everyday indulgence.

The fully finished lower level expands your living space even further, offering a versatile open area perfect for movie nights, a games room, home gym, or pool table, along with a stylish bar area for entertaining. A fifth bedroom and third full bathroom make this level ideal for guests, teens, or extended family.

A large double garage and spacious paving-stone driveway provide ample parking and excellent curb appeal, completing this exceptional offering.

Life in Senneville is about more than just a home, it's a lifestyle. With access to local parks, tennis courts, a community pool, and scenic walking trails, weekends are filled with outdoor enjoyment, family activities, and peaceful strolls through one of the most picturesque settings in the West Island.

Welcome to a place where luxury, nature, and family living come together beautifully.

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

**Seller's Declaration**

Yes SD-89305

**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



Overall view



Living room



Living room



Dining room



Dining room



Kitchen



**Kitchen**



**Office**



**Powder room**



**Laundry room**



**Primary bedroom**



**Primary bedroom**



**Walk-in closet**



**Bathroom**



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Playroom