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**Centris No.** 28142418 (Active)



**\$899,000**

**4327 Rue Juneau**  
**Montréal (Pierrefonds-Roxboro)**  
**H9H 2C8**

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

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1966
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	Seasonal
<b>Intergenerational</b>		<b>Reposess./Judicial auth.</b>	No
<b>Building Size</b>	44.10 X 29.4 ft irr	<b>Trade possible</b>	
<b>Living Area</b>		<b>Cert. of Loc.</b>	Yes (2022)
<b>Building Area</b>		<b>File Number</b>	
<b>Lot Size</b>	59.9 X 90 ft	<b>Occupancy</b>	67 days PP/PR
<b>Lot Area</b>	5,373.34 sqft		Accepted
<b>Cadastre</b>	1842277	<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>	2024	<b>Municipal</b>	\$4,695 (2024)	<b>Common Exp.</b>	
<b>Lot</b>	\$269,600	<b>School</b>	\$580 (2024)	<b>Electricity</b>	\$1,536
<b>Building</b>	\$471,700	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	\$1,771
<b>Total</b>	\$741,300 (121.27%)	<b>Total</b>	\$5,275	<b>Total</b>	\$3,307

Room(s) and Additional Space(s)					
No. of Rooms	15	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	11.10 X 20.5 ft	Wood	Fireplace-Stove. Gas Fireplace	
GF	Dining room	13.8 X 8.7 ft	Laminate floor		
GF	Kitchen	20.6 X 10.9 ft	Laminate floor		
GF	Family room	11.6 X 18.4 ft	Wood		
GF	Powder room	5.3 X 4 ft	Laminate floor		
2	Primary bedroom	12.5 X 19.6 ft	Wood	Walk-in	
2	Bathroom	10.10 X 5.4 ft	Ceramic	jacuzzi	
2	Bedroom	11 X 9.9 ft	Wood		
2	Bedroom	10.9 X 13.5 ft	Wood		
2	Bedroom	10.9 X 10.3 ft	Wood		
2	Bathroom	8 X 5.5 ft	Ceramic		
BA1	Playroom	21 X 16.3 ft	PVC		

BA1	Office	10.4 X 7.2 ft	PVC
BA1	Gym	10.3 X 8.5 ft	PVC
BA1	Gym	8.5 X 13.10 ft	PVC
<b>Additional Space</b>			<b>Size</b>
Garage			10.8 X 22.3 ft
Porch			14.6 X 8.9 ft

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	Water heater - 1 (\$23)
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	Inground
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (4), Garage (1)
<b>Siding</b>		<b>Driveway</b>	Asphalt, Double width or more
<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>	Ensuite bathroom, Jacuzzi bathtub	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	off kitchen (1st level/Ground floor)	<b>View</b>	
<b>Fireplace-Stove</b>	Gas fireplace	<b>Proximity</b>	Daycare centre, Elementary school, Highway, Park, Public transportation, Réseau Express Métropolitain (REM)
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Level 2 charging station, Central air conditioning, Central vacuum cleaner system installation, Electric garage door opener, Alarm system, irrigation system	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

## Inclusions

All light fixtures, all window coverings, double wall oven, gas stove top, dishwasher, electric garage door opener and 2 remotes, shed, alarm system, central vac. and accessories, irrigation system, pool accessories, closet organizers, shelves in 2 upstairs bedrooms, all TV brackets except one in Living room above fireplace, gazebo with awning and screens, wooden and metal shelves in storage and furnace room in basement, work bench, electric car charger

## Exclusions

TV bracket in Living room, seller declares pool heater is non-functional

## Remarks

Welcome to the charming and elegantly appointed 4327 Juneau. This impeccably maintained 4-bedroom, two-storey home has been thoughtfully updated over the past two decades by its dedicated owners, ensuring a perfect blend of modern convenience and timeless design. Located within walking distance of Greendale Park and both Wilder-Penfield and Kingsdale Elementary Schools, this home is also conveniently situated near two community pools, a variety of shops, restaurants, public transportation, and the future REM transit line, ensuring seamless connectivity to everything the area has to offer.

## Addendum

As you enter the main level, you're greeted by a generously proportioned living room, complete with a cozy gas fireplace, setting the stage for both relaxation and entertaining. The living area seamlessly flows into the open-concept dining room and kitchen, which features wood cabinetry, Corian countertops, built-in double wall ovens, and a sleek gas stovetop--ideal for culinary enthusiasts. For added convenience, the laundry room is discreetly located just off the kitchen. Adjacent to this space, a warm and inviting family room with rich hardwood floors offers the perfect retreat for unwinding. Picture yourself

nestled under a blanket, enjoying a peaceful evening watching your favorite movie.

On the second level, you'll find four generously sized bedrooms, each with beautiful hardwood flooring. The thoughtfully renovated family bathroom is outfitted with a sleek glass shower, while the primary suite offers a private sanctuary complete with a walk-in closet and an ensuite featuring a jacuzzi tub--a perfect spot for relaxation and rejuvenation.

The fully finished basement provides an abundance of versatile space, including a sizable playroom where kids can gather with friends, a well-appointed home office for remote work, and an additional room that is ideal for a home gym or extra storage.

Step outside to the stunning backyard oasis, where a fully screened-in gazebo, crafted from durable composite decking, provides a tranquil space to savor a cocktail or lose yourself in a good book. The backyard has been meticulously landscaped and includes a unistone patio and a refreshing in-ground pool, offering the perfect escape during warm summer days.

-All offers must be accompanied by an up-to-date letter of financial pre-qualification or proof of funds

-The BUYER may choose the notary, but choice of notary must be agreeable to the SELLER.

**Sale with legal warranty of quality**

**Seller's Declaration**

Yes SD-31742

**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



Backyard



Backyard



Interior



Living room



Dining room



Dining room



Kitchen



Kitchen



Laundry room



Powder room



Family room



Family room



Staircase



Primary bedroom



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Playroom



Playroom