

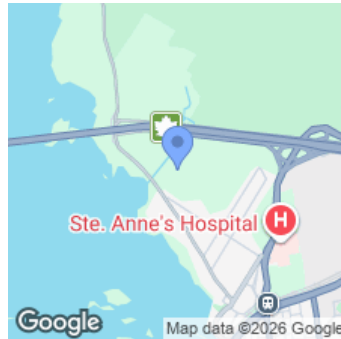
ROYAL LEPAGE VILLAGE
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Centris No. 28311004 (Active)

[See all pictures](#)



\$2,170,000

13 Av. Boisbriand
Senneville
H9X 0C1
Region Montréal
Neighbourhood
Near
Body of Water

Property Type	Two or more storey	Year Built	2021
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	65.1 X 36 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2021)
Lot Size	82 X 125 ft irr	File Number	
Lot Area	11,367 sqft	Occupancy	150 days PP/PR Accepted
Cadastre	6016805	Deed of Sale Signature	150 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$10,901 (2026)	Common Exp.	
Lot	\$633,600	School	\$1,468 (2026)	Electricity	\$1,831
Building	\$1,394,200	Infrastructure		Oil	
		Water		Gas	\$1,463
Total	\$2,027,800 (107.01%)	Total	\$12,369	Total	\$3,294

Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
15		4+1		3+1	
Level	Room	Size	Floor Covering	Additional Information	
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	
Additional Space			Size	
Garage			22.9 X 26.3 ft	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing		Parkg (total)	Driveway (4), Garage (2)
Siding		Driveway	Double width or more, Paving stone
Windows		Garage	Attached, Double width or more, Heated
Window Type		Carport	
Energy/Heating	Natural gas	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement, Outdoor entrance	Distinctive Features	
Bathroom	Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove	Gas fireplace	Proximity	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Golf, High school, Highway, Park, University
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central air conditioning, Air exchange system, Central vacuum cleaner system installation, Electric garage door opener, Alarm system, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

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-04007

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



Back facade



Interior



Overall view



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Office



Powder room



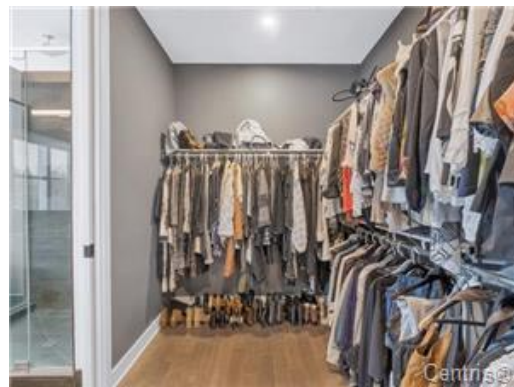
Laundry room



Primary bedroom



Primary bedroom



Walk-in closet



Bathroom



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom