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**\$845,000**

**293 Rue Winters**  
**Baie-d'Urfé**  
**H9X 2L7**

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

<b>Property Type</b>	Split-level	<b>Year Built</b>	1959
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	76.9 ft irr X	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2007)
<b>Lot Size</b>	135 X 105.4 ft irr	<b>File Number</b>	
<b>Lot Area</b>	14,466.69 sqft	<b>Occupancy</b>	2019-06-30
<b>Cadastre</b>	1557705	<b>Deed of Sale Signature</b>	2019-06-26
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2019	<b>Municipal</b>	\$3,877 (2019)	<b>Common Exp.</b>	
<b>Lot</b>	\$255,400	<b>School</b>	\$1,042 (2019)	<b>Electricity</b>	\$1,200
<b>Building</b>	\$350,200	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	\$1,200
<b>Total</b>	\$605,600	<b>Total</b>	\$4,919	<b>Total</b>	\$2,400

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	12	No. of Bedrooms	3+1	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	14.8 X 14.5 ft	Wood	Fireplace-Stove.	
GF	Dining room	13.9 X 15.5 ft	Wood	Patio door	
BA1	Master bedroom	20.3 X 12.6 ft	Wood		
GF	Kitchen	15.1 X 21.11 ft irr	Ceramic	Garage door	
GF	Solarium	16.5 X 14.3 ft	Ceramic	Hot tub	
GF	Powder room	3.9 X 3.11 ft	Ceramic		
2	Bedroom	10.8 X 11.6 ft	Wood		
2	Bedroom	13.11 X 11.10 ft	Wood	Balcony	
2	Bedroom	11.11 X 8.10 ft	Wood		
2	Bathroom	8.8 X 5.1 ft	Ceramic		
BA1	Bathroom	10.2 X 5.5 ft	Ceramic		
BA2	Family room	21.8 X 15.9 ft	Carpet	Fireplace-Stove.	
<b>Additional Space</b>			<b>Size</b>		
Shed			11.5 X 8 ft		

## Features

<b>Sewage System</b>	Septic tank
<b>Water Supply</b>	Municipality
<b>Foundation</b>	Poured concrete
<b>Roofing</b>	Asphalt shingles
<b>Siding</b>	Aluminum, Brick
<b>Windows</b>	
<b>Window Type</b>	
<b>Energy/Heating</b>	Electricity, Natural gas
<b>Heating System</b>	Forced air
<b>Basement</b>	6 feet and more, Finished basement
<b>Bathroom</b>	Ensuite bathroom, Separate shower
<b>Washer/Dryer (installation)</b>	Laundry-room (Basement 1)
<b>Fireplace-Stove</b>	Wood fireplace, Fireplace - Other: insert
<b>Kitchen Cabinets</b>	Wood
<b>Equipment/Services</b>	Central air conditioning, Fire detector (connected), Air exchange system, Electric garage door opener, Central heat pump

## Rented Equip. (monthly)

<b>Renovations</b>	Roof covering - 2010 (\$10,695)
<b>Pool</b>	Inground
<b>Parking</b>	Driveway (4), Garage (2)
<b>Driveway</b>	Double width or more, Paving stone
<b>Garage</b>	Built-in, Double width or more, Heated
<b>Carport</b>	
<b>Lot</b>	Bordered by hedges
<b>Topography</b>	Flat
<b>Distinctive Features</b>	Street corner

## Water (access)

<b>View</b>	
<b>Proximity</b>	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, High school, Highway, Park, Public transportation, University

## Building's Distinctive Features

### Energy efficiency

## Inclusions

Fridge, gas stove, wine fridge, dishwasher, blinds, hot tub

## Exclusions

## Broker - Remarks

Renovated 4 bedroom, 2 bathroom, double garage home in Baie d'urfe with in ground pool, spa and sun room. This lovely home on a quiet street has had many recent updates including new Kitchen (Vima) 2016 and new hardwood floors. Furnace replaced in 2016, with natural gas. Close to the German school, Lac St Louis and all services. Not to be missed.

## Addendum

Renovations:

New Vima Kitchen 2016

New furnace and hot water tank 2016

Main level: Hardwood floors 2016

Master Bedroom: New Hardwood floors

Upper level: Hardwood floors, new staircase railings, new insulation and new doors 2017

Sun room and Spa 2011

Front Stone Patio redone 2016

Deck and new patio door 2016

Swimming pool sandblasted and painted 2016

Cabana 2013

Garage insulation 2013

Roof 2010

Fence 2009

Heat pump 2009

## Sale with legal warranty

**Seller's Declaration**

Yes SD-44320

The deeds are in the seller's possession since 2007

**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.