

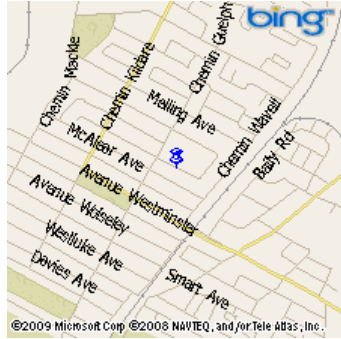


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MLS® No. 8208726 (Active)



\$549,000

5612 Av. McMurray
Côte-Saint-Luc
H4W 2E9

Region Montréal
Neighbourhood
Near Guelph
Body of Water

Property Type	Split-level	Year Built	1956
Building Type	Semi-detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	33.5 X 45.5 ft	Repossession	No
Living Area		Trade possible	
Ground Area		Cert. of Loc.	Yes (2009)
Lot Size	16.83 X 23.03 m	File Number	
Lot Area	387.70 sqm	Possession Date	30 days PP/PR Accepted
Cadastre	1053252	Deed of Sale Signature	30 days PP/PR Accepted
Zoning			

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2009	Municipal	\$4,414 (2009)	Common Exp.	
Lot	\$145,400	School	\$846 (2009)	Electricity	\$2,750
Building	\$210,100	Infrastructure		Oil	
		Water		Gas	
Total	\$355,500	Total	\$5,260	Total	\$2,750

Room(s) and Outdoor Feature(s)					
No. of Rooms	11	No. of Bedrooms	4+1	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	16.2 X 12.6 ft	Wood		
GF	Dining room	13 X 10 ft	Wood		
GF	Kitchen	15.9 X 12.6 ft	Ceramic		
GF	Hall	9.11 X 7.2 ft	Wood		
2	Master bedroom	15 X 11 ft		Wood under Carpet	
2	Bedroom	13.6 X 9 ft		Wood under Carpet	
2	Bedroom	10 X 8.9 ft		Wood under Carpet	
2	Bathroom	11 X 5.8 ft	Ceramic		
BA1	Bedroom	14.3 X 8.6 ft	Carpet		
BA2	Family room	23.7 X 16.5 ft	Parquetry		
BA2	Office	11.1 X 8.3 ft	Parquetry		

BA2	Bedroom	11.11 X 8 ft	Carpet
BA2	Bathroom	8.7 X 7.3 ft	Ceramic
Outdoor features		Size	
Garage		22 X 11 ft	

Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parking	Driveway (2), Garage (1)
Siding	Brick, Stone	Driveway	Asphalt, Double width or more
Windows	Aluminum	Garage	Single width
Window Type	Casement	Carport	
Energy/Heating	Electricity	Lot	
Heating System	Hot water	Topograpy	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	Powder room (1st level/Ground floor), Bathroom (Basement 2)	View	
Fireplace-Stove		Proximity	Elementary school, Public transportation
Kitchen Cabinets	Wood		
Equipment/Services	Electric garage door opener, Alarm system		

Inclusions
Washer,Dryer,Dishwasher,Chandelier DNRM,Alarm Installation,Garage Remote, All sold without legal warranty to quality.

Exclusions
Stove, Fridge, Generator

MLS® Remarks
Impeccably maintained split level semi-detached gem of a house.Move-in condition. Renovated to exquisite taste, this well cared for house flows using the open concept style.The inviting perennial garden at the front entrance displays the care taken over the years.What a perfect location!A one way street with local traffic only.

Addendum
RENOVATIONS:
2002: Roof (warranty until 2012)
Other renovations: Windows, doors and garage door, deck 16ft x 10ft.
2007-2008: All bathrooms, October 2003 basement floor.

FRONT: Perennial gardens, large driveway and new garage door.
ENTRANCE: Marble with French style door. As you walk in the house, the large 9.11 x 7.2 entranceway connects you to the kitchen, living room, powder room and wide stairs going up and down, creating a bright openness to the house.
LIVINGROOM / DININGROOM: Large "L" shaped area. Refinished hardwood, large windows, makes a bright space.
KITCHEN: August 2008 Custom hardwood cabinets throughout, eat in kitchen, new appliances, sliding glass doors to a new 16 x 10 ft deck.
BASEMENT: Stairs leading down to the basement area are extra wide. Large open-concept style with newer wood floors and 9' ceiling. Includes a new large full bathroom, office space, laundry room, cedar closet and guest room. There is extra crawl space storage under a section of the house.

Electric entrance is: 200 AMPS
Generator connections.
All windows are aluminum.
New 60gal hot water tank.

Very close to Synagogues.

This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit promises to purchase.

Seller's Declaration

Yes SD-18865



Exterior



Exterior



Kitchen



Kitchen



Dining room



Master bedroom



Bedroom



Bathroom



Bedroom



Basement