

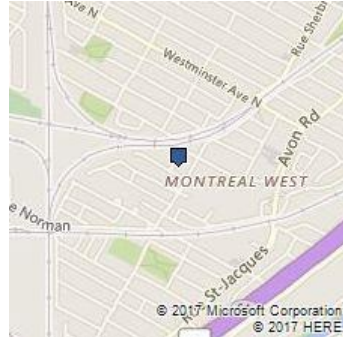


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Centris® No. 28310284 (Active)



\$719,000

**18 Av. Rennie
 Montréal-Ouest
 H4X 1J6**

Region Montréal

Neighbourhood

Near Easton

Body of Water

Property Type	Two or more storey	Year Built	1953
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	27.6 X 34.6 ft	Repossession	
Living Area		Trade possible	
Building Area	950.02 sqft	Cert. of Loc.	Yes (2015)
Lot Size	106 X 50 ft	File Number	00000 9334 14 7747
Lot Area	5,300.15 sqft	Occupancy	30 days PP/PR
Cadastre	1291182	Deed of Sale Signature	Accepted
Zoning	Residential		30 days PP/PR
			Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2017	Municipal	\$8,378 (2017)	Common Exp.	
Lot	\$325,000	School	\$1,134 (2016)	Electricity	
Building	\$338,600	Infrastructure		Oil	
		Water	\$287 (2016)	Gas	
Total	\$663,600	Total	\$9,799	Total	

Room(s) and Additional Space(s)					
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	11.5 X 10.7 ft	Wood		
GF	Kitchen	16.7 X 10.7 ft	Ceramic		
GF	Dining room	13.4 X 10.6 ft	Wood		
GF	Family room	14.2 X 12.8 ft	Wood		
2	Master bedroom	12.7 X 12.4 ft	Wood		
2	Bathroom	11.3 X 5.5 ft	Ceramic		
2	Bedroom	10.10 X 9.7 ft	Wood		
2	Bedroom	12.6 X 10.10 ft	Wood		
2	Bathroom	9.8 X 4.10 ft	Ceramic		
BA1	Bedroom	11.5 X 9.3 ft	Flexible floor coverings		
BA1	Storage	24.10 X 10 ft	Concrete		
BA1	Storage	9.4 X 3 ft	Concrete		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parking	Driveway (4), Garage (1)
Siding	Brick	Driveway	Asphalt, Double width or more
Windows	Aluminum, PVC, Wood	Garage	Built-in, Heated, Single width
Window Type		Carport	
Energy/Heating	Dual energy, Electricity, Wood	Lot	Bordered by hedges, Landscaped
Heating System	Convection baseboards, Hot water	Topography	Flat
Basement	6 feet and more, Partially finished	Distinctive Features	
Bathroom	Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)	basement (Basement 1)	View	
Fireplace-Stove	Wood stove	Proximity	Commuter train, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation, University
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Wall-mounted air conditioning, Electric garage door opener, Alarm system, Central heat pump	Energy efficiency	

Inclusions

Exclusions

Fridge, stove, dishwasher, microwave, garbage disposal, fridge in furnace room, all curtains and rods, black dining room light fixture, guitar wall mounts and guitars, and shelves in garage.

Addendum

- Low maintenance professionally landscaped lot.
- Backyard is surrounded by cedar hedges that offers full privacy .
- Sliding glass doors from dining room access large deck for entertaining.
- High quality renovated two full bathrooms.
- Renovated kitchen with granite countertops.
- Renovated basement bedroom.
- Windows have been changed over the years, have been tested and are in great shape and quality.
- Plenty of storage throughout the home along with master bedroom closet which is 13 feet long.
- Built in garage, access to basement.
- Neutral colours throughout the house.
- All interior doors were changed.
- Roof 2007.

Charming area, rich in heritage and stunning old growth trees. Full of great families, dog and kid parks, municipal events, shops, cafes and services. Easy walk to busses and trains. Country-charm living, within a 10 minute drive to downtown and quick access to highway 13.

Sale with legal warranty

Seller's Declaration

Yes SD-66452

Source

GROUPE SUTTON - CENTRE OUEST INC., 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



Playroom



Playroom



Kitchen



Kitchen



Kitchen



Master bedroom



Master bedroom



Ensuite bathroom



Hall



Bedroom



Bathroom



Bedroom



Hall



Living room



Living room



Dining room



Dining room



Hall



Veranda



Veranda



Backyard



Backyard



Backyard