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Centris® No. 28522380 (Active)



\$438,888

**17794 Rue Arthur-Hooper
 Pierrefonds-Roxboro (Montréal)
 H9J 3P6**

Region Montréal
Neighbourhood Pierrefonds/West
Near Dorsi
Body of Water

Property Type	Two or more storey	Year Built	1988
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	36.1 X 29.6 ft	Repossession	
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2017)
Lot Size		File Number	
Lot Area	5 493.9 sqft	Occupancy	45 days PP/PR Accepted
Cadastre	1347005	Deed of Sale Signature	42 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2017	Municipal	\$3,265 (2017)	Common Exp.	
Lot	\$153,100	School	\$672 (2016)	Electricity	
Building	\$232,600	Infrastructure		Oil	
		Water		Gas	
Total	\$385,700	Total	\$3,937	Total	

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	17.6 X 14.3 ft			
GF	Kitchen	13 X 9 ft			
GF	Dinette	15.1 X 12.2 ft		patio door	
2	Master bedroom	12.9 X 11.6 ft			
2	Bedroom	12.7 X 9.1 ft			
2	Bedroom	12 X 9 ft			
BA1	Family room	24.8 X 17.2 ft			
GF	Laundry room	7.9 X 6.8 ft			

Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	

Foundation		Pool	Above-ground
Roofing	Asphalt shingles	Parking	Driveway (4), Garage (1)
Siding	Aluminum, Brick	Driveway	Asphalt
Windows		Garage	Built-in, Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	Fenced
Heating System	Electric baseboard units	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove	Wood stove	Proximity	Bicycle path, CEGEP, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services		Energy efficiency	

Inclusions

blinds, windows treatments, light fixtures, dishwasher, two a/c wall units, hot water tank, above ground pool and accessories, cabana, alarm system, two garage remote control openers.

Exclusions

fridge, stove, dryer/washer

Broker - Remarks

Location, location! This cozy 3 bedroom cottage located on a quiet street, finished basement, above ground pool, wood deck, patio from dinette. Ground floor laundry room. Custom build cabana. Well maintained house with a beautiful fenced backyard. Garage, spacious parking. Close to bus, parks, schools and all amenities.

Sale with legal warranty

Seller's Declaration

Yes SD-59556

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



Backyard



Backyard



Patio



Hall



Overall view



Living room



Kitchen



Dining room



Laundry room



Overall view



Bathroom



Bathroom



Master bedroom



Bedroom



Bedroom



Family room