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**Centris No.** 9953646 (Active)



**\$2,950,000**

**331 Av. Lansdowne**  
**Westmount**  
**H3Z 2L5**  
**Region** Montréal  
**Neighbourhood**  
**Near**  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1910
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	38.11 X 61.3 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>	5,160 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2015)
<b>Lot Size</b>	57.3 X 143.3 ft irr	<b>File Number</b>	
<b>Lot Area</b>	8,723.07 sqft	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre</b>	1582167	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2020	<b>Municipal</b>	\$18,912 (2020)	<b>Common Exp.</b>	
<b>Lot</b>	\$1,334,700	<b>School</b>	\$2,330 (2020)	<b>Electricity</b>	\$1,478
<b>Building</b>	\$1,332,000	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	\$5,885
<b>Total</b>	\$2,666,700	<b>Total</b>	\$21,242	<b>Total</b>	\$7,363

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	<b>16</b>	<b>No. of Bedrooms</b>	<b>6+0</b>	<b>No. of Bathrooms and Powder Rooms</b>	<b>4+1</b>
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
GF	Front Hall	14.4 X 10.5 ft	Tiles		
GF	Living room	27.7 X 12.10 ft	Wood		
GF	Dining room	18.10 X 16.6 ft	Wood		
GF	Kitchen	17.10 X 13.8 ft	Tiles	Including Butler Pantry	
GF	Dinette	15.11 X 11.8 ft	Wood		
GF	Mud room	14.1 X 8.9 ft	Tiles		
2	Master bedroom	20.9 X 14 ft	Wood	Ensuite & Walk-In	
2	Bedroom	14 X 13.11 ft	Wood		
2	Bedroom	13.11 X 11.7 ft	Wood		
2	Office	26 X 13.9 ft	Wood	Fireplace-Stove.	
2	Solarium	25.3 X 9.5 ft	Laminate floor		
3	Bedroom	17 X 16 ft irr	Wood		

3	Bedroom	14.4 X 10.6 ft	Wood
3	Bedroom	18.5 X 12.4 ft	Wood
BA1	Playroom	27.10 X 23.10 ft	Wood
BA1	Gym	19.11 X 17.8 ft	Concrete
<b>Additional Space</b>			<b>Size</b>
covered veranda			24.3 X 9.7 ft
Garage			14.8 X 28.1 ft irr

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	Heated, Inground, salt water
<b>Roofing</b>	Asphalt shingles, Sheet metal	<b>Parkg (total)</b>	Driveway (4), Garage (1)
<b>Siding</b>		<b>Driveway</b>	Asphalt, Paving stone
<b>Windows</b>		<b>Garage</b>	Detached, Single width
<b>Window Type</b>		<b>Carpport</b>	
<b>Energy/Heating</b>	Electricity, Natural gas	<b>Lot</b>	
<b>Heating System</b>	Forced air, Radiant	<b>Topography</b>	Flat
<b>Basement</b>	6 feet and more, Partially finished	<b>Distinctive Features</b>	No rear neighbours, backing on Westmount Park
<b>Bathroom</b>	Ensuite bathroom	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	laundry room (2nd level)	<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Central air conditioning, Electric garage door opener, Sauna, Alarm system, Central heat pump	<b>Energy efficiency</b>	

## Inclusions

Fridge, stove, double oven, dishwasher, freezer, all window treatments as installed, garbage compactor, washer, dryer, alarm system, fridge in basement, freezer in basement, microwave

## Exclusions

All curtains

## Broker - Remarks

This spacious detached home is an oasis on an oversized lot, featuring 6bdrms, 4+1baths, strip wood floors, magnificent oak woodwork, renovated kitchen w/ QTZ countertops, sun filled rooms, veranda + garage, and heated salt water pool. A truly distinctive family home with warmth & charm, in Victoria Village flats, private access to Westmount Park

## Sale with legal warranty

## Seller's Declaration

Yes SD-56705

## Source

ROYAL LEPAGE ELITE, 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.