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Centris No. 19370823 (Sold Nb. of Days 12)



\$766,190

**42 Av. Elmwood
 Senneville
 H9X 1T7**

Region Montréal

Neighbourhood

Near

Body of Water

Property Type	Split-level	Year Built	1963
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	59 X 32 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2018)
Lot Size	98.5 X 200.2 ft	File Number	
Lot Area	20,268.43 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	1977142	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential	Date of Sale	2020-09-04

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2020	Municipal	\$4,342 (2020)	Common Exp.	
Lot	\$322,000	School	\$552 (2020)	Electricity	
Building	\$240,000	Infrastructure		Oil	\$2,225
		Water		Gas	
Total	\$562,000	Total	\$4,894	Total	\$2,225

Room(s) and Additional Space(s)					
No. of Rooms	13	No. of Bedrooms	4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
2	Hall	13.10 X 6 ft	Tiles		
2	Living room	18.3 X 13.10 ft	Wood	Fireplace-Stove. Vaulted Ceilings	
2	Dining room	11.4 X 11 ft	Wood		
2	Kitchen	16.3 X 14.10 ft	Tiles		
GF	Family room	18.3 X 12 ft	Tiles	Fireplace-Stove.	
GF	Office	12 X 11 ft	Wood		
GF	Laundry room	12 X 10 ft	Tiles	Including Powder Room	
3	Master bedroom	16.9 X 15.7 ft	Wood	With Ensuite	
3	Bedroom	13.5 X 10.4 ft	Wood	Plus 14'9"x7'7"	
3	Bedroom	12 X 9 ft	Wood		
3	Bedroom	10.10 X 10.5 ft	Wood		
BA1	Playroom	27 X 23.8 ft irr	Carpet		

BA1	Bar area	16 X 13.2 ft	Laminate floor
Features			
Sewage System	Septic tank	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt and gravel, Elastomeric membrane	Parkg (total)	Driveway (4), Garage (2)
Siding		Driveway	Asphalt
Windows	NZP, Passive House certified	Garage	Attached, Built-in, Double width or more, Heated
Window Type	Tilt and turn	Carport	
Energy/Heating	Heating oil	Lot	Wooded
Heating System	Forced air	Topography	Flat
Basement	6 feet and more, Crawl space, Finished basement, Low (less than 6 feet)	Distinctive Features	No rear neighbours
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	laundry room (1st level/Ground floor)	View	
Fireplace-Stove	Wood fireplace	Proximity	CEGEP, Commuter train, Cross-country skiing, Golf, High school, Highway, Park, Public transportation, University
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services		Energy efficiency	
Inclusions			
Fridge, Stove, Dishwasher, Washer, Dryer, Light fixtures			
Exclusions			
Broker - Remarks			
Fully updated, drop dead gorgeous, mid-century modern home both spacious & gracious in what it has to offer. Featuring 4 bdrms, 2 1/2 bathrooms, renovated kitchen w/ quartz counter tops, refinished hardwood floors, cathedral ceilings, 2 car garage, mudroom/laundry & finished basement. Backing onto a private forest of mature trees. Pure tranquility!			
Sale with legal warranty			
Seller's Declaration		Yes SD-52449	
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.			