



**Andres Pedriks**, Residential and Commercial Real Estate Broker  
**ROYAL LEPAGE ELITE**  
 Real Estate Agency  
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**\$649,000**

1 11e Rue, Montréal (Pierrefonds-Roxboro), H8Y 1K4

**Centris No.**

21212498 (Active)

**Seller's Declaration**

Yes

<b>Property Type</b>	Two or more storey	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Building Type</b>	Detached	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Year Built</b>	1956	<b>Lot Eval.</b>	\$248,200 (2022)
<b>Expected Delivery Date</b>		<b>Building Eval.</b>	\$190,400 (2022)
<b>Building Size</b>		<b>Mun. Taxes</b>	\$3,558 (2022)
<b>Living Area</b>		<b>School Taxes</b>	\$414 (2022)
<b>Lot Size</b>	125 X 75 ft irr	<b>Additional Rev.</b>	No
<b>Lot Area</b>	9,375.36 sqft	<b>Intergenerational</b>	
<b>Cert. of Location</b>	No	<b>Seasonal</b>	
<b>Body of Water</b>			



Rooms	12	Bedrooms	7+0	Bathrooms and Powder Rooms	2+0
Level	Room		Size	Floor Covering	
GF	Hall		10.1 X 9 ft	Wood/Slate	
GF	Living room		25.6 X 15.4 ft	Wood	
GF	Kitchen		14.2 X 11.7 ft	Flexible floor coverings	
GF	Dining room		10.9 X 10.7 ft	Wood	
GF	Office		9.6 X 7.6 ft	Wood	
2	Primary bedroom		16.2 X 11.4 ft	Parquetry	
2	Bedroom		12 X 12 ft	Parquetry	
2	Bedroom		11.6 X 10 ft	Parquetry	
2	Bedroom		11.8 X 9.5 ft	Parquetry	
2	Bedroom		11.1 X 9.3 ft	Parquetry	



**Inclusions**

Fridge, stove, washer, dryer, fridge & freezer in the basement, all window treatments

**Exclusions**



<b>Sewage System</b>	Municipality	<b>Heating System</b>	Electric baseboard units, Forced air	<b>Equip./Serv.</b>
<b>Water Supply</b>	Municipality	<b>Water (access)</b>		
<b>Pool</b>				
<b>Parkg (total)</b>	Driveway (4), Garage (1)	<b>Fireplace-Stove</b>	Yes	<b>Renovations</b>

This spacious & solid home consists of 7 + 1 bedrooms, 2 bathrooms and a single car garage. You could live in it as is, but a complete renovation with re-arrangement of room divisions would create a very comfortable and outstanding residence, to call home. It also has plenty of land if you wish to extend. A great location across from the park (with tennis & hockey rinks), near schools, shops and all the conveniences. It's only a short walk to REM light rail station. Opportunity knocks, for those who need space.

If any offers are to be written they are to be submitted before June 16th 2022 at 1pm and left open for acceptance until June 18th at 1pm.

Source: ROYAL LEPAGE ELITE, Real Estate Agency

2022-06-09 at 5:15 pm