



Andres Pedriks, Real Estate Broker
ROYAL LEPAGE ELITE
 Real Estate Agency
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\$649,000

4 Av. Mckenzie, Senneville, H9X 3M3

Centris® No.

25294153 (Active)

Seller's Declaration

Yes

Property Type	Two or more storey	Occupancy	45 days PP/PR Accepted
Building Type	Detached	Deed of Sale Signature	42 days PP/PR Accepted
Year Built	1974	Lot Eval.	\$149,600 (2016)
Expected Delivery Date		Building Eval.	\$337,200 (2016)
Building Size	53 X 48 ft irr	Mun. Taxes	\$3,916 (2016)
Living Area		School Taxes	\$864 (2016)
Lot Size	100 X 140 ft	Additional Rev.	No
Lot Area	14,000 sqft	Intergenerational	
Cert. of Location	Yes (2006)	Seasonal	
Body of Water			



Rooms	12	Bedrooms	4+0	Bathrooms and Powder Rooms	2+1
Level	Room		Size	Floor Covering	
GF	Kitchen		17 X 12.6 ft	Wood	
GF	Living room		18.6 X 12.6 ft	Wood	
GF	Dining room		15.6 X 12 ft	Wood	
GF	Family room		14 X 10.6 ft	Wood	
GF	Solarium		19 X 16 ft	Wood	
GF	Mudroom		13 X 9 ft	Slate	
2	Master bedroom		15.6 X 13 ft	Parquetry	
2	Bedroom		12 X 11 ft	Parquetry	
2	Bedroom		13.6 X 11.6 ft	Parquetry	
2	Bedroom		12.6 X 11 ft	Parquetry	



Inclusions

Swing Set, Fridge, Stove, Dishwasher, Winefridge, Window Treatments As Installed and Lighting, Hot Water Heater

Exclusions

Washer, Dryer, Light Fixture in Hallway to Sunroom, Trampoline



Sewage System	Septic tank	Heating System	Forced air	Equip./Serv.	Central air conditioning, Electric garage door opener, Central heat pump
Water Supply	Municipality	Water (access)			
Pool					
Parking	Driveway (8), Garage (2)	Fireplace-Stove	Yes	Renovations	

Exuding style, elegance, warmth and pride in ownership. Extensively renovated, both mechanically and with quality decor. New french drain, furnace, oil tank, heat-pump, kitchen, 2 1/2 bathrooms, flooring (in heated slate, tile, wood, merino wool), windows, deck, driveway, landscaping. Double car garage and great basement make this a rare offering.

Source: ROYAL LEPAGE ELITE, Real Estate Agency

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