



\$859,000

**112 Rue Elm
Baie-d'Urfé
H9X 2P6**

Region Montréal
Neighbourhood East
Near Apple Hill
Body of Water

Property Type	Two or more storey	Year Built	1964
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	63 X 39.6 ft irr	Repossession	
Living Area	2,527 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2015)
Lot Size	116 X ft irr	File Number	
Lot Area	15,268 sqft	Occupancy	90 days PP/PR Accepted
Cadastre	1558064	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2015	Municipal	\$4,186 (2015)	Common Exp.	
Lot	\$269,500	School	\$1,184 (2014)	Electricity	
Building	\$415,000	Infrastructure		Oil	
		Water		Gas	
Total	\$684,500	Total	\$5,370	Total	

Room(s) and Additional Space(s)					
No. of Rooms	11	No. of Bedrooms	4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	22.6 X 14.3 ft irr	Wood	Fireplace-Stove. plus bay	
GF	Dining room	14.7 X 11.3 ft irr	Wood	open concept	
GF	Family room	15.10 X 11.3 ft irr	Wood	open concept	
GF	Kitchen	16.5 X 12.4 ft	Ceramic		
GF	Den	12.10 X 9.6 ft irr	Wood	Fireplace-Stove. plus bay	
GF	Hall	13.8 X 10.1 ft	Ceramic		
2	Master bedroom	17.2 X 11.9 ft	Wood		
2	Bedroom	13.6 X 12.6 ft	Wood		
2	Bedroom	13.10 X 10.2 ft irr	Wood	french drs to balcony	
2	Bedroom	12.6 X 9.1 ft	Wood		
BA1	Playroom	19.4 X 13.6 ft	Carpet		
BA1	Storage	13.7 X 9.7 ft	Carpet		
BA1	Workshop	14.3 X 12 ft	Concrete		
Additional Space			Size		
Balcony			44.6 X 4.3 ft		

Features	
Sewage System	Septic tank
Rented Equip. (monthly)	Propane tank (\$8)

Water Supply	Municipality	Renovations	Heating - 2009 (\$7,000), Kitchen - 2008 (\$100,000), Fenestration - 2008 (\$30,000), Roof covering - 2010 (\$8,500), Bathroom - 2009 (\$28,000)
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parking	Driveway (6), Garage (2)
Siding	Brick, Wood, CanExel	Driveway	Asphalt, Double width or more
Windows	Aluminum, PVC, hybrid	Garage	Attached, Double width or more
Window Type		Carport	
Energy/Heating	Dual energy, Electricity, Heating oil	Lot	Landscaped
Heating System	Forced air	Topograpy	
Basement	6 feet and more, Crawl space, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)	Powder room (1st level/Ground floor)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Elementary school, High school, Highway, Hospital, Park, Public transportation, german school
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Electric garage door opener, Central heat pump	Energy efficiency	

Inclusions

Generac generator, built-in kitchen appliances, 2 electric garage door openers

Exclusions

Propane tank for automatic generator,rented \$87.00 annually

Broker - Remarks

Location! Location! Move-in-condition! Unique "Robin Benitz" home on quiet desirable street near lake! Well renovated throughout with open concept in family/dining/kitchen area. 10.8 ft doors in FMR & french doors in LVR open to beautiful perennial gardens on south facing lot! French doors on 2nd floor open out to 45' balcony with garden views.

Addendum

***Easy indoor/outdoor living in this unique, extensively renovated home on beautiful landscaped lot!

***Over \$227,000 spent in recent upgrades and all information/bills available in vendor's manual.

2013-new garage doors
2011-landscaping, stone walkways/stairs/driveway drainage
2011-new hot water tank
2010-new roof shingles, 40 yr warranty (BP Everest)
2010-Generac generator with automatic switch
2009-new 4 piece master and family baths, in-floor heating
2009-new exterior siding with added insulation
2009-new fiberglass floor on balcony, new railings/posts
2009-new Carrier heat pump, 10 yr warranty
2009/2008-new windows
2009/2008-new insulation in cathedral ceiling/crawl space
2008-new "Vima" kitchen with granite counters
-structural renovation created open concept FMR/DNR/KIT
-new 4 panel patio doors in family room facing south
-new in-floor heating in kitchen & laundry/mudroom
2008-upgraded electrical panel

2004-exterior doors replaced
 2002-interlocking patio
 2001-asphalt driveway redone
 Also
 2015-replaced oil line to furnace
 1996-oil tank replaced

Seller's Declaration

Yes SD-2388

The deeds are in the seller's possession since 1991, Fireplaces to be verified by the buyer & are sold without any warranty with respect to their compliance with applicable regulations & insurance company requirements.

Open house and Caravan

Type	Date/Time	Comments
Caravan	2015-06-16 from 11:00 AM to 02:00 PM	

Owner

Riad Mia (E)
 112 Elm, Rue
 Baie-d'Urfé H9X 2P6

Diane Mia (E)
 112 Elm, Rue
 Baie-d'Urfé H9X 2P6

Representative

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.

Listing Broker(s)

ROYAL DE MONTRÉAL 2010 INC.
 Real Estate Agency
 514-529-0454
 info@royaldemontreal.com
 http://www.royaldemontreal.com

Justin Lachapelle
 Certified Real Estate Broker
 514-234-1275
 justin@immobilier-mtl.ca
 http://www.immobilier-mtl.ca

Compensation to Selling Broker		Broker's Declaration	No
Sale	2.5%	Contract-Sale	86378
Rental		Contract-Rental	
Extra Comp. Rental (Renewal)		Listing on the Internet	Yes
Date of Contract Signature	2015-06-12	Last Price	\$859,000
Expiration Date	2015-09-30	Previous Price	
Appointment	Listing broker	Original Price	\$859,000
Name of the person to contact			
Telephone for Appointment			
Info Selling Broker			