## Centris® No. 27099463 (Active)

tranathy Type	G	entris@	© 2015 Microsoft Corporation © 2015 HERE	H9X 2P6 Region Neighbourhood Near Body of Water Year Built	Montréal East Apple Hill	
Property Type Building Type ntergenerational		Two or more storey Detached		Expected Delivery Seasonal	Date	1964
Building Size		63 X 39.6 ft irr		Repossession		
Living Area		2,527 sqft		Trade possible		
Building Area		440 X 6 -		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 Signa	ture	90 days PP/PR Accepted
Zoning		Residential				
Municipal Assessment Taxes (annual)		Expenses/Energy (annual)		ual)		
Year	2015	Municipal	\$4,186 (2015)	Common Exp.		
Lot	\$269,500	School	\$1,184 (2014)			
Building	\$415,000	Infrastructure		Electricity Oil		

Total

\$684,500 **Total** 

Septic tank

Gas \$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 Spa	ce		Size		
Balcony			44.6 X 4.3 ft		

reatures

Sewage System

Rented Equip. (monthly) Propane tank (\$8)

oundation         Pourd concrete         Pool           toofing         Asphalt shingles         Parking         Driveway (6), Garage (2)           iding         Brick, Wood, CanExel         Driveway         Asphalt, Double width or more           Vindows         Aluminum, PVC, hybrid         Garage         Attached, Double width or more           Vindows         Aluminum, PVC, hybrid         Garage         Attached, Double width or more           Vindows         Aluminum, PVC, hybrid         Garage         Attached, Double width or more           vindows         Aluminum, PVC, hybrid         Garage         Attached, Double width or more           vindows         Aluminum, PVC, hybrid         Garage         Attached, Double width or more           vindows         Forced air         Topograpy         Lot         Landscaped           iassement         6 feet and more, Crawl space, Finished basement         Distinctive Features         Finished basement           tathroom         Ensuite bathroom, Separate shower         Water (access)         Store, Commuter           tatherom         Powder room (1st level/Ground floor)         View         Train, Cross-country sking, Elementary school, High school, High school, High school, High school, High school, High school, Central heat pump         Energy efficiency         Trainsportation, german school	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)
iding       Brick, Wood, CanExel       Driveway       Asphalt, Double width or more         Vindow Syndow       Aluminum, PVC, hybrid       Garage       Attached, Double width or more         Vindow Type       Carport       Landscaped         inergy/Heating       Dual energy, Electricity, Heating       Lot       Landscaped         oil       Iterating       6 feet and more, Crawl space,       Distinctive Features       State and more, Crawl space,         isasement       6 feet and more, Crawl space,       Distinctive Features       State and more, Crawl space,       Distinctive Features         shower       Finished basement       State and more, Crawl space,       Distinctive Features       State and more, Crawl space,         ireplace-Stove       Wood fireplace       Water (access)       Stower       Stower         vasher/Dryer (installation)       Powder room (1st level/Ground ficor)       Features       Bicycle path, CEGEP, Commuter train, Cross-country skiing, Elementary school, High school, High school, High school, High school, Carage door opener, Central heat pump       Electric garage door opener, Central heat pump       Electric garage door openers         stiquipment/Services       Electric garage door openers       Energy efficiency       Electric garage door openers         stocation1       Kore altomatic generator, rented \$87.00 annually       Stoker - Remarks       Stoker - R	Foundation	Poured concrete	Pool	,
iding       Brick, Wood, CanExel       Driveway       Asphalt, Double width or more         Vindow Syndow       Aluminum, PVC, hybrid       Garage       Attached, Double width or more         Vindow Type       Carport       Landscaped         inergy/Heating       Dual energy, Electricity, Heating       Lot       Landscaped         oil       Iterating       6 feet and more, Crawl space,       Distinctive Features       State and more, Crawl space,         isasement       6 feet and more, Crawl space,       Distinctive Features       State and more, Crawl space,       Distinctive Features         shower       Finished basement       State and more, Crawl space,       Distinctive Features       State and more, Crawl space,         ireplace-Stove       Wood fireplace       Water (access)       Stower       Stower         vasher/Dryer (installation)       Powder room (1st level/Ground ficor)       Features       Bicycle path, CEGEP, Commuter train, Cross-country skiing, Elementary school, High school, High school, High school, High school, Carage door opener, Central heat pump       Electric garage door opener, Central heat pump       Electric garage door openers         stiquipment/Services       Electric garage door openers       Energy efficiency       Electric garage door openers         stocation1       Kore altomatic generator, rented \$87.00 annually       Stoker - Remarks       Stoker - R	Roofing	Asphalt shingles	Parking	Driveway (6), Garage (2)
Vindows       Aluminum, PVC, hybrid       Garage       Attached, Double width or more         Vindowr Type       Dual energy, Electricity, Heating       Lot       Landscaped         inergy/Heating       Dual energy, Electricity, Heating       Lot       Landscaped         oil       Forced air       Topograpy       Distinctive Features         Finished basement       6 feet and more, Crawl space, Pinished basement       Distinctive Features       Forced air         tathroom       Ensuite bathroom, Separate shower       Water (access)       Sower       View         Vasher/Dryer (installation)       Powder room (1st level/Ground foor)       View       Elementary school, High school	Siding	Brick, Wood, CanExel	-	
Vindow Type inergy/Heating       Dual energy, Electricity, Heating oil       Carport Lot       Landscaped         leating System tasement       Forced air       Topograpy       Lot       Landscaped         leating System tasement       6 feet and more, Crawl space, Finished basement       Distinctive Features       Jistinctive Features         shower       Finished basement       Water (access) shower       Water (access)       Jistinctive Features         vasher/Dryer (installation)       Powder room (1st level/Ground floor)       View       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       Electric garage door opener, Central heat pump       Electric garage door openers         stactures       Electric garage door opener, Central heat pump       Energy efficiency       Electric strange door openers         stactures       Energy efficiency       Energy efficiency       Electric strange door openers         stactures       Energy efficiency       Electric strange door openers       Energy efficiency         stactures       Energy efficiency       Electric strange door openers       Electric garage door openers         stactures       Energy efficiency       Electric strange door openers       Electric strange door openers	Windows		-	•
inergy/Heating       Dual energy, Electricity, Heating oil       Lot       Landscaped         leating System       Forced air       Topograpy         leasement       6 feet and more, Crawl space, Finished basement       Distinctive Features         kathroom       Ensuite bathroom, Separate       Water (access) shower         vasher/Dryer (installation)       Powder room (1st level/Ground       View         floor)       Powder room (1st level/Ground       View         ireplace-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       Electric garage door opener, Central heat pump       Energy efficiency         scalarea generator, built-in kitchen appliances, 2 electric garage door openers       Energy efficiency         Scalusions       Stoker - Remarks       Stokin Age and	Window Type		-	
iasement       6 feet and more, Crawl space, Finished basement       Distinctive Features         isathroom       Ensuite bathroom, Separate shower       Water (access) shower         vasher/Dryer (installation)       Powder room (1st level/Ground floor)       View floor)         irreplace-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         iquipment/Services       Electric garage door opener, Central heat pump       Energy efficiency         contral heat pump       Central heat pump       Energy efficiency         Propane tank for automatic generator, rented \$87.00 annually       Stroker - Remarks         coation! Location! Move-in-condition! Unique "Robin Benitz" home on quiet desirable street near lake! Well renovated proughout with open concept in family/dining/kitchen area. 10.8 ft doors in FMR & french doors in LVR open to beautiful erennial gardens on south facing lot! French doors on 2nd floor open out to 45' balcony with garden views.	Energy/Heating		-	Landscaped
tasement       6 feet and more, Crawl space, Finished basement       Distinctive Features         Finished basement       Finished basement         tathroom       Ensuite bathroom, Separate       Water (access) shower         Vasher/Dryer (installation)       Powder room (1st level/Ground floor)       View         irreplace-Stove       Wood fireplace       Proximity       Bicycle path, CEGEP, Commuter train, Cross-country skiing, Elementary school, High school, Highway, Hospital, Park, Public transportation, german school         titchen Cabinets       Building's Distinctive Features       Electric garage door opener, Central heat pump       Energy efficiency Central heat pump         nclusions       Exclusions       Electric generator, built-in kitchen appliances, 2 electric garage door openers       Exclusions         Propane tank for automatic generator, rented \$87.00 annually       Stoker - Remarks       Stoker - Remarks         ocation! Location! Move-in-condition! Unique "Robin Benitz" home on quiet desirable street near lake! Well renovated proughout with open concept in family/dining/kitchen area. 10.8 ft doors in FMR & french doors in LVR open to beautiful erennial gardens on south facil glot! French doors on 2nd floor open out to 45 balcony with garden views.	Heating System	Forced air	Topograpy	
Asher/Dryer (installation)       shower Powder room (1st level/Ground floor)       View         ireplace-Stove       Wood fireplace       Proximity       Bicycle path, CEGEP, Commuter train, Cross-country skiing, Elementary school, High school, Highway, Hospital, Park, Public transportation, german school         ittchen Cabinets       Building's Distinctive Features         iquipment/Services       Electric garage door opener, Central heat pump         nclusions       Electric garage door openers         Senerac generator, built-in kitchen appliances, 2 electric garage door openers         Exclusions         Propane tank for automatic generator,rented \$87.00 annually         Broker - Remarks         ocation! Location! Move-in-condition! Unique "Robin Benitz" home on quiet desirable street near lake! Well renovated nroughout with open concept in family/dining/kitchen area. 10.8 ft doors in FMR & french doors in LVR open to beautiful erennal gardens on south facing lot! French doors on 2nd floor open out to 45' balcony with garden views.	Basement	-		
floor)       Wood fireplace       Proximity       Bicycle path, CEGEP, Commuter train, Cross-country skiing, Elementary school, High school, High 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       Electric garage door openers       Energy efficiency         Exclusions       Propane tank for automatic generator,rented \$87.00 annually       Stroker - Remarks         Scocation! Location! Move-in-condition! Unique "Robin Benitz" home on quiet desirable street near lake! Well renovated rroughout with open concept in family/dining/kitchen area. 10.8 ft doors in FMR & french doors in LVR open to beautiful erennial gardens on south facing lot! French doors on 2nd floor open out to 45' balcony with garden views.	Bathroom	· •	Water (access)	
train, Cross-country skiing, Elementary school, High school, Highway, Hospital, Park, Public transportation, german school Highway, Hospital, Park, Public transportation, german school Reatures Electric garage door opener, Central heat pump nclusions Benerac generator, built-in kitchen appliances, 2 electric garage door openers Exclusions Propane tank for automatic generator,rented \$87.00 annually Broker - Remarks 	Washer/Dryer (installation)		View	
Kitchen Cabinets       Building's Distinctive Features         Equipment/Services       Electric garage door opener, Central heat pump         Inclusions       Central heat pump         Benerac generator, built-in kitchen appliances, 2 electric garage door openers         Exclusions         Propane tank for automatic generator,rented \$87.00 annually         Broker - Remarks         cocation! Location! Move-in-condition! Unique "Robin Benitz" home on quiet desirable street near lake! Well renovated nroughout with open concept in family/dining/kitchen area. 10.8 ft doors in FMR & french doors in LVR open to beautiful erennial gardens on south facing lot! French doors on 2nd floor open out to 45' balcony with garden views.	Fireplace-Stove	Wood fireplace	Proximity	Elementary school, High school, Highway, Hospital, Park, Public
Equipment/Services       Electric garage door opener, Central heat pump       Energy efficiency         nclusions       Senerac generator, built-in kitchen appliances, 2 electric garage door openers         Exclusions       Propane tank for automatic generator,rented \$87.00 annually         Broker - Remarks       Socation! Move-in-condition! Unique "Robin Benitz" home on quiet desirable street near lake! Well renovated proughout with open concept in family/dining/kitchen area. 10.8 ft doors in FMR & french doors in LVR open to beautiful erennial gardens on south facing lot! French doors on 2nd floor open out to 45' balcony with garden views.	Kitchen Cabinets		-	
Generac generator, built-in kitchen appliances, 2 electric garage door openers  Exclusions Propane tank for automatic generator,rented \$87.00 annually  Broker - Remarks	Equipment/Services			
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 hroughout with open concept in family/dining/kitchen area. 10.8 ft doors in FMR & french doors in LVR open to beautiful herennial gardens on south facing lot! French doors on 2nd floor open out to 45' balcony with garden views.	Inclusions			
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Broker - Remarks cocation! Location! Move-in-condition! Unique "Robin Benitz" home on quiet desirable street near lake! Well renovated hroughout with open concept in family/dining/kitchen area. 10.8 ft doors in FMR & french doors in LVR open to beautiful herennial gardens on south facing lot! French doors on 2nd floor open out to 45' balcony with garden views.	Exclusions			
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nroughout 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.	Broker - Remarks			
	throughout with open concept	ot in family/dining/kitchen area. 10.8 ft	doors in FMR & french doors	in LVR open to beautiful
Addendum	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 ovtorior doors raplace	4		
2004-exterior doors replaced 2002-interlocking patio	1		
2002-interlocking patio	ne		
Also			
2015-replaced oil line to furr	ace		
1996-oil tank replaced			
Seller's Declaration	Yes	SD-2388	
	possession since 1991 F	ireplaces to be verified by the buyer & are sold w	ithout any warranty
		tions & insurance company requirements.	
Open house and Carav	an		
Туре С	ate/Time	Comments	
Caravan 2	015-06-16 from 11:00 AM	to 02:00 PM	
Owner		Representative	
		Representative	
Riad Mia (E)			
112 Elm, Rue			
Baie-d'Urfé H9X 2P6			
Diane Mia (E)			
112 Elm, Rue			
Baie-d'Urfé H9X 2P6			
	e to sell that could bind th	e seller to the buyer, but an invitation to submit s	uch offers or
promises.			
Listing Broker(s)			
ROYAL DE MONTRÉAL 201	0 INC	Justin Lachapelle	
Real Estate Agency	V II 10.	Certified Real Estate Broker	
514-529-0454		514-234-1275	
info@royaldemontreal.com		justin@immobilier-mtl.ca	
http://www.royaldemontreal.or	com	http://www.immobilier-mtl.ca	
		•	No
Compensation to Selling B Sale	roker 2.5%	Broker's Declaration Contract-Sale	No 86378
Rental	2.5 /0	Contract-Sale Contract-Rental	00370
Extra Comp. Rental (Rene	wal)	Listing on the Internet	Yes
Date of Contract Signature			
Expiration Date	2015-09-30	Last Price	\$859,000
Appointment	Listing broker	Previous Price	
Name of the person to con		Original Price	\$859,000
Telephone for Appointment	t		
Info Selling Broker			