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**Centris No.** 27431667 (Active)



**\$779,000**

**15708 Rue Pierre-Legault  
 Montréal (Pierrefonds-Roxboro)  
 H9H 4W1**

**Region** Montréal  
**Neighbourhood** Pierrefonds/Central West  
**Near** Oakwood  
**Body of Water**

<b>Property Type</b>	Split-level	<b>Year Built</b>	1986
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	34.8 X 34.4 ft	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2021)
<b>Lot Size</b>	91.8 X 53.2 ft	<b>File Number</b>	
<b>Lot Area</b>	4,864 sqft	<b>Occupancy</b>	2022-11-28
<b>Cadastre</b>	1071211	<b>Deed of Sale Signature</b>	2022-11-21
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2022	<b>Municipal</b>	\$3,769 (2022)	<b>Common Exp.</b>	
<b>Lot</b>	\$174,000	<b>School</b>	\$451 (2022)	<b>Electricity</b>	
<b>Building</b>	\$290,600	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$464,600	<b>Total</b>	\$4,220	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	8	No. of Bedrooms (above ground + basement)	3+1	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	13.10 X 11 ft	Parquetry		
GF	Entrance	10.8 X 4.7 ft	Ceramic		
2	Dining room	14.10 X 8.3 ft	Ceramic		
2	Kitchen	14.10 X 10.8 ft	Ceramic		
3	Primary bedroom	14.2 X 13 ft	Parquetry		
3	Bedroom	10.7 X 10.2 ft	Parquetry		
3	Bedroom	10.2 X 8.2 ft	Parquetry		
3	Bathroom	10.6 X 8.6 ft	Ceramic		
3	Laundry room	5 X 4.9 ft	Ceramic		
BA1	Family room	18 X 17.10 ft	Parquetry	Fireplace-Stove. Gas	
BA1	Bedroom	11.3 X 8.7 ft	Laminate floor		
BA1	Bathroom	8.1 X 4.7 ft	Ceramic		
<b>Additional Space</b>			<b>Size</b>		
Garage			27.4 X 13.1 ft		

Shed

8 X 8 ft

**Features**

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	Propane tank (\$15)
<b>Water Supply</b>	Municipality	<b>Renovations</b>	Roof covering - 2021, Pool liner - 2021
<b>Foundation</b>	Poured concrete	<b>Pool</b>	Heated, Inground
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (4), Garage (2)
<b>Siding</b>		<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	Attached, Single width, Tandem
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	Fenced
<b>Heating System</b>	Electric baseboard units	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Laundry (3rd level)	<b>View</b>	
<b>Fireplace-Stove</b>	Gas fireplace	<b>Proximity</b>	
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Wall-mounted air conditioning, Central vacuum cleaner system installation, Electric garage door opener	<b>Energy efficiency</b>	

**Restrictions/Permissions****Inclusions**

Over the range microwave, all blinds, curtains and rods, pool accessories, central vac + accessories.

**Exclusions**

Built-in dishwasher, fridge, stove, washer, dryer, wine fridge.

**Broker - Remarks**

Stylish, renovated, bright, sparkling home with mini oasis backyard with heated inground pool! South facing garden with composite deck, retractable awning and spacious patio area ... perfect for entertaining! Basement features family room, 4th bedroom and full bathroom. 2021-22 renos: Roof shingles, pool liner, garage door + interior painted. Two new front doors are ordered and will be installed in October 2022. Convenient 4 car double driveway. Fenced backyard. Flexible occupancy. Visits start Friday September 2nd at 4pm. A pleasure to show!

**Sale with legal warranty****Seller's Declaration**

Yes SD-06476

In compliance with environmental protection laws

**Source**

IMMEUBLES MTL / MTL REALTY, 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.



Frontage



Balcony



Pool



Backyard



Dining room



Dinette



Kitchen



Kitchen



Dining room



Dining room



Kitchen



Hall



Living room



Living room



Bathroom



Bathroom



Primary bedroom



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Laundry room