



**\$525,000**

**15 Av. Sunnyside  
Pointe-Claire  
H9S 5G6**

**Region** Montréal  
**Neighbourhood** South East  
**Near** Lakeshore  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1953
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	40 X 25 ft	<b>Repossession</b>	
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2015)
<b>Lot Size</b>	52 X 100 ft irr	<b>File Number</b>	
<b>Lot Area</b>	5,359.00 sqft	<b>Occupancy</b>	60 days PP/PR Accepted
<b>Cadastre</b>	4252804	<b>Deed of Sale Signature</b>	60 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2015	<b>Municipal</b>	\$3,299 (2015)	<b>Common Exp.</b>	
<b>Lot</b>	\$134,400	<b>School</b>	\$639 (2014)	<b>Electricity</b>	
<b>Building</b>	\$225,300	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>	\$120 (2014)	<b>Gas</b>	
<b>Total</b>	\$359,700	<b>Total</b>	\$4,058	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>						
No. of Rooms		10	No. of Bedrooms	4+1	No. of Bathrooms and Powder Rooms	3+0
Level	Room	Size	Floor Covering	Additional Information		
GF	Kitchen	12.3 X 10 ft	Wood			
GF	Dining room	13.7 X 9.5 ft	Wood			
GF	Living room	18 X 13.7 ft	Wood	Fireplace-Stove. Wood fireplace		
GF	Bedroom	10 X 8.2 ft	Wood	Or office		
GF	Family room	12 X 10 ft	Wood			
2	Master bedroom	17.7 X 10.1 ft	Wood			
2	Bedroom	10.6 X 10.5 ft	Wood			
2	Bedroom	10.1 X 8.2 ft	Wood			
2	Bathroom	10 X 9 ft	Ceramic	Laundry room		
BA1	Playroom	18.5 X 13 ft irr	Laminate floor	Fireplace-Stove. Wood stove		
BA1	Playroom	18.2 X 10 ft	Laminate floor			
BA1	Bedroom	11.5 X 9.4 ft	Laminate floor			
BA1	Bathroom	8 X 5 ft	Ceramic			
BA1	Workshop	11.5 X 9.10 ft	Concrete			
BA1	Storage	16.7 X 7.6 ft	Concrete			

<b>Features</b>	
<b>Sewage System</b>	Municipality
<b>Rented Equip. (monthly)</b>	

<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parking</b>	Driveway (6), Carport (2)
<b>Siding</b>		<b>Driveway</b>	Paving stone
<b>Windows</b>		<b>Garage</b>	
<b>Window Type</b>		<b>Carport</b>	Attached
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	Wooded
<b>Heating System</b>	Forced air	<b>Topograpy</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	Cul-de-sac
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Bathroom (2nd level)	<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	Commuter train, Highway, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Central heat pump, Alarm system	<b>Energy efficiency</b>	

### Inclusions

Alarm, central vac + accessories, dishwasher

### Exclusions

### Broker - Remarks

Beautifully renovated 4+1 BDR cottage only 3 houses up from the lake on traffic free cul de sac. Bright, open concept with stunning new kitchen & granite counters. 2 fireplaces. 3 new full bathrooms. Main floor FMR plus an office/bedroom. "AAA" finished BSMT. Laundry room on 2nd floor. Elegant trim + crown moldings. Must visit to appreciate!!!!

### Addendum

\$120,000 in renos:

Vima kitchen with granite counters (2009)

Rebuilt chimney (2011)

Re-shingled roof (2011)

New eavestroughes (2013)

Finished basement 2010

New basement bathroom with heated floors (2014)

70x22 unistone driveway (2011)

Stone backyard patio (2013)

Trex deck (2014)

New Trane heatpump (2014)

New furnace ducks in basement (2010)

Furnace (2004)

New front door (2010)

Hunter Douglas window coverings

Double oven in kitchen

Wood burning fireplace

Wood stove in basement

Crown mouldings

Alarm system

Central vacuum

### Seller's Declaration

Yes SD-89544

## Open house and Caravan

Type	Date/Time	Comments
Caravan	2015-02-10 from 11:00 AM to 01:00 PM	
Open house	2015-02-15 from 02:00 PM to 04:00 PM	

## Mortgage Loan

Creditor	Balance	As Of	% Rate	Term	Amort.	Maturity Date	Payment
Royal							

## Owner

Nicole Methé (E)  
15 Sunnyside, Av.  
Pointe-Claire H9S 5G6

## 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

<b>Compensation to Selling Broker</b>		<b>Broker's Declaration</b>	No
Sale	2.5%	<b>Contract-Sale</b>	77517
Rental		<b>Contract-Rental</b>	
Extra Comp. Rental (Renewal)		<b>Listing on the Internet</b>	Yes
<b>Date of Contract Signature</b>	2015-02-06	<b>Last Price</b>	\$525,000
<b>Expiration Date</b>	2015-07-15		
<b>Appointment</b>	Listing broker	<b>Previous Price</b>	
<b>Name of the person to contact</b>		<b>Original Price</b>	\$525,000
<b>Telephone for Appointment</b>			
<b>Info Selling Broker</b>	Vendor has a written estimate of \$25,000 for the construction of a garage.		