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Centris No. 20415023 (Active)



\$419,000

5123 Rue Balmoral
Pierrefonds-Roxboro (Montréal)
H8Z 2N3

Region Montréal
Neighbourhood Pierrefonds/Central East
Near Varennes
Body of Water

Property Type	Bungalow	Year Built	1961
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	37 X 30 ft	Reposess./Judicial auth.	No
Living Area	1,050 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2019)
Lot Size	70 X 90 ft	File Number	
Lot Area	6,300 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	1369444	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2019	Municipal	\$2,336 (2019)	Common Exp.	
Lot	\$155,100	School	\$360 (2019)	Electricity	
Building	\$109,300	Infrastructure		Oil	
		Water		Gas	
Total	\$264,400	Total	\$2,696	Total	

Room(s) and Additional Space(s)					
No. of Rooms	8	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	14.5 X 11.5 ft	Wood		
GF	Kitchen	16 X 9.5 ft	Ceramic	Dinette combo	
GF	Master bedroom	14.3 X 10.6 ft	Wood		
GF	Bedroom	10.11 X 10.6 ft	Wood		
GF	Bedroom	10.6 X 8.6 ft	Wood		
BA1	Family room	23.4 X 10.10 ft irr	Laminate floor		
BA1	Playroom	13.2 X 12.5 ft irr	Laminate floor		
BA1	Laundry room	15 X 7 ft irr	Concrete		

Features	
Sewage System	Municipality
Water Supply	Municipality
Rented Equip. (monthly)	Water heater - 1 (\$12)
Renovations	

Foundation	Poured concrete	Pool	
Roofing	Asphalt and gravel	Parking	Driveway (4), Garage (1)
Siding		Driveway	Asphalt, Double width or more
Windows		Garage	Attached, Single width
Window Type		Carport	
Energy/Heating	Electricity, Heating oil	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove		Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central air conditioning, Electric garage door opener, Central heat pump	Energy efficiency	

Inclusions

Curtains and rods

Exclusions

Broker - Remarks

***** Move-in condition with immediate occupancy possible ***** 2019 Renos: New heat pump, basement finished with new 2nd bathroom & large shower. New ceramic floor in kitchen & front entrance. Beautifully refinished hardwood floors on main level. Entire interior painted on both levels. New basement windows. Quiet street.

Addendum

Other updates:

2016 Front retaining wall, stairs and double width driveway.

2011 Upstairs bathroom

2006 Roof (tar and gravel)

2004 Oil tank

2000-2003 Kitchen cabinets and some windows.

Possibility of 4th bedroom in basement.

4th basement window will be replaced by Sept 1st.

Vendor will remove wood stove at buyer's request ... or buyer may consider using it with electric fire logs.

The wood stove and chimney are sold without any warranty with respect to compliance with applicable regulations & insurance company requirements.

Driveway was damaged in 4 spots from container. This will be repaired at vendor's expense in the next few weeks.

Sale with legal warranty

Seller's Declaration

Yes SD-28326

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



Backyard



Kitchen



Kitchen



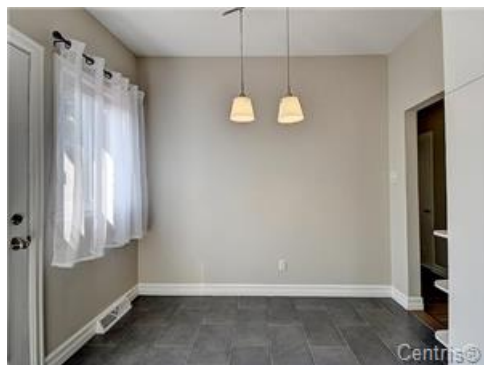
Dinette



Kitchen



Kitchen



Dinette



Hall



Living room



Living room



Living room



Living room



Bathroom



Bedroom



Master bedroom



Master bedroom



Bedroom



Basement



Basement



Basement



Basement



Basement



Basement