



**François Bissonnette**, Chartered real estate agent

**REALTA**

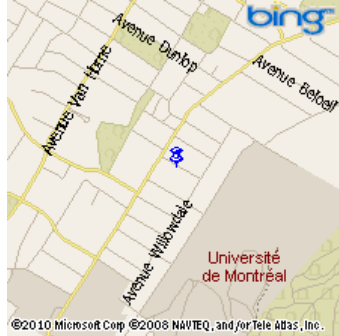
Chartered real estate broker  
1295, AVENUE VAN HORNE  
OUTREMONT (QC) H2V 1K5

514-789-2889 / 514-789-2889  
francois@realta.ca  
http://www.realta.ca

**REALTA**  
courtier immobilier agréé

**MLS® No. 8286137 (Active)**

**CPP 2010-02-25**



**\$1,298,000**

**22 Av. de la Brunante  
Outremont (Montréal)  
H3T 1R4**

**Region** Montréal  
**Neighbourhood**  
**Near** Willowdale  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1916
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	26 X 37 ft	<b>Repossession</b>	No
<b>Living Area</b>	2,304.00 sqft	<b>Trade possible</b>	
<b>Ground Area</b>		<b>Cert. of Loc.</b>	Yes (2008)
<b>Lot Size</b>	34 X 160 ft	<b>File Number</b>	
<b>Lot Area</b>	5,423.00 sqft	<b>Possession Date</b>	90 days PP/PR Accepted
<b>Québec Cadastre</b>	1 352 106	<b>Deed of Sale Signature</b>	87 days PP/PR Accepted
<b>Zoning</b>			

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2010	<b>Municipal</b>	\$8,308 (2010)	<b>Common Exp.</b>	
<b>Lot</b>	\$342,600	<b>School</b>	\$2,035 (2009)	<b>Electricity</b>	
<b>Building</b>	\$507,400	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	\$5,380
<b>Total</b>	\$850,000	<b>Total</b>	\$10,343	<b>Total</b>	\$5,380

**Room(s) and Outdoor Feature(s)**

No. of Rooms	8	No. of Bedrooms	3+1	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Hall	10.9 X 12.10 ft	Wood		
GF	Living room	16.7 X 13.1 ft	Wood		
GF	Dining room	11.3 X 22.2 ft irr	Wood	Bay window	
GF	Kitchen	10.2 X 13.9 ft	Wood		
GF	Dinette	6 X 11 ft	Wood		
GF	Powder room	3.7 X 10 ft	Marble		
2	Master bedroom	13.7 X 15 ft	Wood	Walk in attenance	
2	Bathroom	9.9 X 8.10 ft	Ceramic		
2	Bedroom	13.7 X 15 ft	Wood		
2	Bedroom	10.6 X 9.7 ft	Wood	solarium attenant	
2	Solarium	6.1 X 13.11 ft	Wood		
2	Bathroom	6.1 X 8.4 ft	Ceramic		
BA1	Family room	17.3 X 16.4 ft	Laminate floor		

BA1	Bedroom	11.10 X 13.7 ft	Wood
-----	---------	-----------------	------

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	Roof covering - 2005 (\$15,000)
<b>Foundation</b>	Stone	<b>Pool</b>	Heated, Inground, Other
<b>Roofing</b>	Asphalt and gravel	<b>Parking</b>	Garage (1)
<b>Siding</b>	Brick	<b>Driveway</b>	Asphalt
<b>Windows</b>	Wood	<b>Garage</b>	Built-in, Heated, Single width
<b>Window Type</b>	Casement	<b>Carpport</b>	
<b>Energy/Heating</b>	Natural gas	<b>Lot</b>	
<b>Heating System</b>	Hot water	<b>Topograpy</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>	Ensuite bathroom, Separate shower	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Other (Basement 2)	<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	Elementary school, High school, Hospital, Metro, Public transportation
<b>Kitchen Cabinets</b>	Wood		
<b>Equipment/Services</b>	Wall-mounted air conditioning		

## Inclusions

Mirror (staircase), Wolf stove, refrigerator, Bosch dishwasher, blinds and curtains, pool table, pool accessories, filter and heater.

## Exclusions

Fixtures, wall fixture, washer, dryer, curtains from the babys bedroom.

## MLS® Remarks

A love-at-first-sight property! A home with immaculate ambiance and flawless refinement. Infused with space and light, thanks to the use of subtle nuances of white, smartly accentuated with touches of warmth. Very large private garden with a terrace overlooking the pool and yard. Simply irresistible!

## Addendum

22, avenue de la Brunante.

Une adresse, une localisation exceptionnelle, une des plus belles rues d'Outremont, tranquille et familiale.

Très belle propriété aux éléments architecturaux imposants:

Plafonds hauts (douze pieds), moulures, boiseries, vitraux, parquets de lattes en belle condition, fenêtres hautes, baies vitrées.

Cuisine, salles de bains, salle d'eau rénovées.

Rénovations et réaménagements de qualité, décoration de très bon goût.

Présence délicate du marbre.

Cuisine avec îlot de travail et coin repas intimiste.

Salle à manger spectaculaire avec une vue imprenable sur le jardin.

Deuxième étage reconfiguré avec doigté.

Jolie chambre avec solarium surplombant le jardin. .

Grand jardin arrière, aménagement paysager, piscine à l'eau saline.

<b>Seller's Declaration</b>	No