



\$1,300,000
60 Av. Ballantyne N., Montréal-Ouest, H4X 2B8 (Sherbrooke)
 Cadastre 1291790
 Owner(s) Paul Kenneth Adam, Angela Michelle Adam
 Original Price \$1,388,000 Last Price \$1,349,000 (2022-10-24)
 PT/BT CT/DET Rms 14 Bdrms 4+1 Built 1954 Water Supply Municipality
 Bldg. Size 11.89 X 12.19 n Tot. Assessm. (2022) \$1,253,800 Sewage Sys. Municipality
 Liv. Area 267.37 sqm Mun. Taxes (2022) \$10,127 Parkg (total) Driveway (2), Garage (1)
 Lot Size 15.24 X 26.82 r School Taxes (2022) \$860 Equip./Serv. Air exchange system, Central heat pump
 2% Lot Area 408.77 sqm

Centris No. 22584923 (SO)
 SD (yes) BD (no)
 Listed 2022-09-16
 Expired 2023-02-28
 Info Selling Broker no
 Sold 2022-10-26 40 Days

Compensation sharing

Sale
 Rental

Sell. Brokerage Firm GROUPE SUTTON SUR L'ÎLE INC.
 Listing Brokerage Firm GROUPE SUTTON - CENTRE OUEST INC 514-483-5800

Listing Broker(s) Theopiste Hondzoglou 514-898-3821



Broker Remarks

Welcome to 60 av Ballantyne North, a beautiful sunny 2-storey detached home, in a peaceful and sought after area of Montreal West. Move in ready, this home offers 4+1 bedrooms, 3+1 bathrooms, a modern open-concept gourmet kitchen, dining room and den, providing living space drenched in natural light from big windows/two skylights. There's a wonderful deck and big private yard. The finished basement features a family room, a spare bedroom, and a full bathroom. One visit and you will be convinced.



Inclusions All electrical appliances (Refrigerator, cooktop, hood, steam oven, oven, washer/dryer), all light fixtures, AS IS

Exclusions



\$1,250,000
260 Av. Ballantyne N., Montréal-Ouest, H4X 2C2
 Cadastre 1291972
 Owner(s) Jack Strulovitch, Saleem Razack
 Original Price \$1,298,000 Last Price \$1,298,000
 PT/BT SL/DET Rms 15 Bdrms 4+0 Built 1955 Water Supply Municipality
 Bldg. Size Tot. Assessm. (2020) \$744,200 Sewage Sys. Municipality
 Liv. Area Mun. Taxes (2022) \$8,716 Parkg (total) Garage (2)
 Lot Size School Taxes (2021) \$709 Equip./Serv.
 2% Lot Area 408.8 sqm

Centris No. 21945040 (SO)
 SD (yes) BD (no)
 Listed 2022-06-09
 Expired 2022-12-31
 Info Selling Broker yes
 Sold 2022-06-22 13 Days

Compensation sharing

Sale
 Rental

Sell. Brokerage Firm ROYAL LEPAGE TENDANCE
 Listing Brokerage Firm LES IMMEUBLES PROGRESSIFS / PRO 514-573-7922

Listing Broker(s) Leslie Singerman 514-573-7922



Broker Remarks

Montreal-West!Renovated split detached level in prime location! 4 bedrooms, 2 bths,modern eat-in kitchen with dinette opens onto patio door leading to enclosed private backyard with afternoon sun!laundry/mud room conveniently placed on 2nd level with separate entrance! large family room and finished basement! ideal



Inclusions refrigerator,gas stove cooktop,dishwasher,washer,dryer,murphy bed in downstairs bedroom,hot-eater tank,blinds and window treatments,light fixtures,1 remote control garage door opener

Exclusions



\$800,000
35 Banstead Road, Montréal-Ouest, H4X 1P1 (Sheraton)
Cadastre 1290984
Owner(s) Alan Peter Hochstein, Devorah Green Hochstein
Original Price \$949,000 **Last Price** \$799,000 (2022-10-11)
PT/BT SL/DET **Rms** 10 **Bdrms** 3+1 **Built** 1956 **Water Supply** Municipality
Bldg. Size **Tot. Assessm. (2022)** \$955,200 **Sewage Sys.** Municipality
Liv. Area **Mun. Taxes (2022)** \$8,165 **Parkg (total)** Driveway (1), Garage (1)
Lot Size **School Taxes (2022)** \$688 **Equip./Serv.** Central air conditioning, Electric garage door opener, Central heat pump
2% Lot Area 425 sqm

Centris No. 24849645 (SO)
SD (yes) **BD** (no)
Listed 2022-09-02
Expired 2023-02-28
Info Selling Broker yes
Sold 2022-10-18 46 Days

Compensation sharing

Sale
Rental

Sell. Brokerage Firm RE/MAX ACTION S.Z.
Listing Brokerage Firm RE/MAX ACTION S.Z. 514-933-6781
 LES IMMEUBLES PROGRESSIFS / PRO(514-573-7922
Listing Broker(s) Sandra Zelikovic 514-827-6793
 Leslie Singerman 514-573-7922



Broker Remarks

Welcome to 35 Banstead Excellent condition and lovingly taken care by owners. 3+1 Modern Bathrooms. Large Finished Playroom & Den 4th Bedroom on Den Level Quiet Residential street with Park. Wood floors under most of carpeting.



Inclusions Frig, stove, Dishwasher, Washer, Dryer, Window treatments, builtins

Exclusions Dining room fixture and hall fixture



\$1,860,000
138 Av. Brock N., Montréal-Ouest, H4X 2G2 (Curzon)
Cadastre 1291876
Owner(s) Kristopher Wojtecki, Kristen McGraw
Original Price \$1,983,000 **Last Price** \$1,888,000 (2022-09-07)
PT/BT CT/DET **Rms** 14 **Bdrms** 5+0 **Built** 1957 **Water Supply** Municipality, With water meter
Bldg. Size 12.19 X 11.58 n **Tot. Assessm. (2023)** \$1,287,700 **Sewage Sys.** Municipality
Liv. Area 235.42 sqm **Mun. Taxes (2022)** \$10,402 **Parkg (total)** Driveway (2), Garage (1)
Lot Size 15.24 X 26.82 r **School Taxes (2022)** \$884 **Equip./Serv.** Central air conditioning, Central vacuum cleaner system installation, Electric garage door opener, Alarm system,
2% Lot Area 408.77 sqm

Centris No. 28576899 (SO)
SD (yes) **BD** (no)
Listed 2022-07-05
Expired 2022-10-31
Info Selling Broker yes
Sold 2022-09-24 81 Days

Compensation sharing

Sale
Rental

Sell. Brokerage Firm ROYAL LEPAGE TENDANCE
Listing Brokerage Firm PROFUSION IMMOBILIER INC. 514-935-3337
 LES IMMEUBLES IMAGINE INC. 514-862-4088
Listing Broker(s) Andrew Blundell 514-772-0008
 Catherine Gardner 514-793-5608



Broker Remarks

Stunning contemporary detached home extensively renovated from 2015 to 2020, incorporating modern finishes and Feng Shui design elements. The open, bright interior flows effortlessly from one level to the next, all bathed in natural light from the oversized windows. Offering 5 bedrooms, 3 full bathrooms and a powder room, built-in garage, off-street parking for 3 cars and landscaped gardens front and back. Ideally located in the heart of Montreal West, in walking distance to the shops on Westminster Av, parks, recreation facilities, schools and public transportation. Downtown Montreal is a 14 minute train ride away.



Inclusions Refrigerator, induction cooktop with hood, oven, dishwasher, washer and dryer, curtain tracks and curtains (living room, kitchen, primary bedroom), blinds as installed, free-standing cabinets (kitchen & primary bedroom ensuite), shelf (south-east bedroom), second refrigerator (garage).

Exclusions Curtain rods and curtains (bedrooms except for primary bedroom), curtains (second floor den), 3 wall shelves (living room), TV and mount (basement family room).



\$1,365,000
147 Av. Brock N., Montréal-Ouest, H4X 2G1
 Cadastre 1291831
 Owner(s) Natali Ruedy, Christian Mailhot
 Original Price \$1,430,000 Last Price \$1,430,000
 PT/BT CT/DET Rms 14 Bdrms 5+0 Built 1910 Water Supply Municipality
 Bldg. Size 8.53 X 8.84 m ii Tot. Assessm. (2022) \$784,600 Sewage Sys. Municipality
 Liv. Area Mun. Taxes (2021) \$8,829 Parkg (total) Driveway (3), Garage (1)
 Lot Size School Taxes (2021) \$749 Equip./Serv.
 2% Lot Area 408.77 sqm

Centris No. 25811954 (SO)
 SD (yes) BD (no)
 Listed 2022-01-20
 Expired 2022-04-30
 Info Selling Broker yes
 Sold 2022-02-16 27 Days

Compensation sharing

Sale
 Rental

Sell. Brokerage Firm SOTHEBY'S INTERNATIONAL REALTY QUÉBEC
 Listing Brokerage Firm ROYAL LEPAGE HERITAGE 514-934-1818 Listing Broker(s) Béatrice Baudinet 514-912-1482



Broker Remarks

Here is the house you have been waiting for! Offering original charm paired with modern & elegant design. This lovingly restored 5 bedroom detached home is located on the best street in Montreal West . Features include original hardwood floors, an inviting open plan living dining space, high ceilings, large Marvin windows & a handsome main staircase. The private landscaped backyard with grass and paving stones is adjacent to the detached garage and long private driveway. Lovely curb appeal.



Inclusions Washer, dryer, cooktop, fridge, stove, washing machine, blinds

Exclusions Fans, light fixtures on the 2nd floor landing



\$1,500,000
23 Av. Brock S., Montréal-Ouest, H4X 2E4 (Chemin Broughton)
 Cadastre 1291707
 Owner(s) Doreen Rubin
 Original Price \$1,595,000 Last Price \$1,595,000
 PT/BT CT/DET Rms 24 Bdrms 6+0 Built 1919 Water Supply Municipality
 Bldg. Size 10.4 X 11.57 m Tot. Assessm. (2018) \$1,123,400 Sewage Sys. Municipality
 Liv. Area Mun. Taxes (2022) \$13,157 Parkg (total) Driveway (4), Garage (1)
 Lot Size School Taxes (2022) \$1,081 Equip./Serv. Alarm system
 2% Lot Area 776.7 sqm

Centris No. 26365589 (SO)
 SD (yes) BD (no)
 Listed 2022-04-20
 Expired 2022-10-30
 Info Selling Broker no
 Sold 2022-04-27 7 Days

Compensation sharing

Sale
 Rental

Sell. Brokerage Firm ROYAL LEPAGE HERITAGE
 Listing Brokerage Firm SOTHEBY'S INTERNATIONAL REALTY Q 514-287-7434 Listing Broker(s) Karen Karpman 514-497-8218



Broker Remarks

Located in a quiet enclave of Montreal West , this elegant, 3-storey, classic red brick detached home will delight you with its period cachet, spacious layout, gorgeous hardwood floors, multiple fireplaces and solariums. You will find generously sized rooms and a cross hall plan. Lovely large garden that wraps around the house and a detached garage with a driveway that could fit up to 4 cars. This 3 storey beauty radiates charm and elegance and has excellent potential to be customized into your dream family home. Great location on a quiet street steps from the Montreal West train station (AMT).



Inclusions Refrigerator, Dishwasher (Kitchenaid), Double oven (General Electric), Cooktop (Whirlpool), Washer, dryer (Huebsch Commercial), Light Fixtures (except exclusion), Built-ins, carpets (where installed), Alarm system (not monitoring), Draperies & Rods, Blinds, Freezer in basement (Frigidaire).

Exclusions Dining room chandelier.



\$719,000
6 Av. Brynmor, Montréal-Ouest, H4X 2A7 (Avon)
Cadastre 1291544
Owner(s) Karin Drewery, Peter Schoeler
Original Price \$879,000 **Last Price** \$739,000 (2022-12-08)
PT/BT SL/DET **Rms** 8 **Bdrms** 3+1 **Built** 1955 **Water Supply** Municipality
Bldg. Size 15.49 X 7.5 m **Tot. Assessm. (2022)** \$617,400 **Sewage Sys.** Municipality
Liv. Area **Mun. Taxes (2022)** \$7,231 **Parkg (total)** Driveway (1), Garage (1)
Lot Size 22.25 X 22.86 r **School Taxes (2022)** \$607 **Equip./Serv.**
Lot Area 2%
Compensation sharing
Sale
Rental

Centris No. 20109520 (SO)
SD (yes) **BD (no)**
Listed 2022-09-25
Expired 2023-03-22
Info Selling Broker yes
Sold 2022-12-15 81 Days

Sell. Brokerage Firm ROYAL LEPAGE HUMANIA
Listing Brokerage Firm
ROYAL LEPAGE VILLAGE 514-481-0241 **Listing Broker(s)**
ROYAL LEPAGE VILLAGE 514-481-0241 Deborah Newton 514-946-6091
Stacey Newton 514-973-2239



Broker Remarks
Ideally located in the Town of Montreal-West, this 3 + 1 bedroom, 2 1/2 bath detached cottage is the perfect family home. Lovely entrance hall with split-level living room, dining room. Sun-drenched kitchen with door leading to large garden and patio. Bedroom level has three good-sized bedrooms, family bathroom and a 2nd bathroom with shower ensuite off the primary bedroom. Basement has an extremely high ceiling and is the perfect spot for family movie night! Spacious family room, guest bedroom, powder room, laundry area and very large storage area with lower ceiling, furnace and utility room. Interior access to street-level garage.



Inclusions Refrigerator (some interior bins are cracked), dishwasher, washer/dryer, window treatments, garage door opener
Exclusions Stove, chest freezer in crawl space



\$935,000
28 Av. Crestwood, Montréal-Ouest, H4X 1N2 (Sheraton)
Cadastre 1290924
Owner(s) John David Hinchey, Carine Richelmi
Original Price \$979,000 **Last Price** \$979,000
PT/BT SL/DET **Rms** 8 **Bdrms** 3+0 **Built** 1957 **Water Supply** Municipality, With water meter
Bldg. Size 12.19 X 8.23 m **Tot. Assessm. (2023)** \$838,000 **Sewage Sys.** Municipality
Liv. Area **Mun. Taxes (2022)** \$7,165 **Parkg (total)** Driveway (2), Garage (1)
Lot Size 19.81 X 24.38 r **School Taxes (2022)** \$601 **Equip./Serv.** Electric garage door opener, Alarm system, Wall-mounted heat pump, Electric blinds
Lot Area 2%
Compensation sharing
Sale
Rental

Centris No. 22116512 (SO)
SD (yes) **BD (no)**
Listed 2022-09-21
Expired 2023-05-31
Info Selling Broker yes
Sold 2022-10-15 24 Days

Sell. Brokerage Firm KELLER WILLIAMS CONNEXION
Listing Brokerage Firm
PROFUSION IMMOBILIER INC. 514-935-3337 **Listing Broker(s)**
LES IMMEUBLES IMAGINE INC. 514-862-4088 Andrew Blundell 514-772-0008
Catherine Gardner 514-793-5608



Broker Remarks
Welcome to 28 Crestwood, a renovated mid-century home on a landscaped lot with an inground pool on a golf course located in a quiet neighbourhood in Montreal-West. Fully renovated in 2019 with pool and landscaping done in 2020. Open floor plan, contemporary finishes, oversized windows with exceptional summer and winter views. Like having a resort in your backyard. Off street parking for 2 cars side-by-side plus a built-in garage. Close to schools and public transportation.



Inclusions Refrigerator, stove, dishwasher, washer and dryer, Simple Spaces closet organizers (primary bedroom and front bedroom), IKEA storage cabinet (basement), blinds as installed, pool equipment and accessories, pool shed
Exclusions Pool cleaning robot, curtains and rods as installed.



\$700,000
20 Av. Fenwick, Montréal-Ouest, H4X 1P5 (Ainslie)
Cadastre 1291224
Owner(s) William Saunders
Original Price \$825,000 **Last Price** \$795,000 (2022-10-20)
PT/BT CT/DET **Rms** 10 **Bdrms** 4+0 **Built** 1912 **Water Supply** Municipality, With water meter
Bldg. Size 7.62 X 10.67 m **Tot. Assessm. (2023)** \$948,400 **Sewage Sys.** Municipality
Liv. Area **Mun. Taxes (2022)** \$7,456 **Parkg (total)** Driveway (3), Garage (1)
Lot Size 15.24 X 30.48 r **School Taxes (2022)** \$626 **Equip./Serv.**
2% Lot Area 464.52 sqm

Centris No. 14562681 (SO)
SD (yes) **BD (no)**
Listed 2022-09-28
Expired 2023-01-31
Info Selling Broker yes
Sold 2022-10-29 31 Days

Compensation sharing

Sale
Rental

Sell. Brokerage Firm LES IMMEUBLES IMAGINE INC.
Listing Brokerage Firm
 PROFUSION IMMOBILIER INC. 514-935-3337
 LES IMMEUBLES IMAGINE INC. 514-862-4088

Listing Broker(s)
 Andrew Blundell 514-772-0008
 Catherine Gardner 514-793-5608



Broker Remarks

Welcome to 20 Fenwick, an absolutely charming detached cottage located on a quiet, family friendly street in Montreal West. Offering 4 bedrooms, an open main floor with family room, private southwest facing backyard, a detached garage and off-street parking for 3 cars. The property is close to all services - including the train to downtown Montreal (a 12 minute ride!), Royal West Academy, the Montreal West Curling Club, and the shops and services of Westminster Avenue.



Inclusions Refrigerator, stove, washer, dryer, garden equipment and tools, ladders, wall shelves in living room and back bedroom/office, 2 wicker chairs on front balcony.

Exclusions



\$775,000 (J)
19 Garden Road, Montréal-Ouest, H4B 1B5
Cadastre 1292164
Owner(s) Nathalie Provençal, Oscar Munoz Rivas
Original Price \$725,000 **Last Price** \$725,000
PT/BT BUN/DET **Rms** 7 **Bdrms** 3+1 **Built** 1958 **Water Supply** Municipality
Bldg. Size 11.63 X 8.53 m **Tot. Assessm. (2022)** \$431,500 **Sewage Sys.** Municipality
Liv. Area 96.25 sqm **Mun. Taxes (2022)** \$5,054 **Parkg (total)** Driveway (2), Garage (1)
Lot Size 17.37 X 25.91 r **School Taxes (2021)** \$403 **Equip./Serv.** Central air conditioning, Electric garage door opener
2% Lot Area 450.12 sqm

Centris No. 18151303 (SO)
SD (yes) **BD (yes)**
Listed 2022-02-02
Expired 2022-07-31
Info Selling Broker yes
Sold 2022-03-02 28 Days

Compensation sharing

Sale
Rental

Sell. Brokerage Firm ROYAL LEPAGE VILLAGE
Listing Brokerage Firm
 RE/MAX ACTION 514-933-6781

Listing Broker(s)
 Sandra Roscanu 514-679-6669



Broker Remarks

Superbly sunny, bright 3 bedroom home with a spacious backyard and garage! This rare bungalow is located on a beautiful street corner in a quiet, charming sector of Montreal West. Along with 2 full bathrooms and a finished basement you can enjoy access to the city while feeling the calm of a safe, family friendly environment. A wonderful place to raise children.



Inclusions Microwave oven, refrigerator in garage, hot water tank

Exclusions Radio in the kitchen, refrigerator, washer, dryer, stove, dishwasher, light fixtures, curtains and triangles, blinds, shelves in the garage



\$1,210,000 (J)
62 Nelson Street, Montréal-Ouest, H4X 1G8 (Percival)
Cadastre 1290863
Owner(s) Régis Worms, Reetta Hasanen
Original Price \$1,169,000 **Last Price** \$1,169,000
PT/BT CT/SD **Rms** 11 **Bdrms** 5+0 **Built** 1925 **Water Supply** Municipality, With water meter
Bldg. Size 6.71 X 10.36 m **Tot. Assessm. (2022)** \$598,300 **Sewage Sys.** Municipality
Liv. Area 169.08 sqm **Mun. Taxes (2022)** \$7,007 **Parkg (total)** Driveway (1)
Lot Size 8.53 X 21.34 m **School Taxes (2021)** \$426 **Equip./Serv.**
2% Lot Area 182.09 sqm

Centris No. 16559751 (SO)
SD (yes) **BD (no)**
Listed 2022-04-26
Expired 2022-09-15
Info Selling Broker yes
Sold 2022-05-10 14 Days

Compensation sharing

Sale
Rental

Sell. Brokerage Firm CENTURY 21 IMMO-PLUS

Listing Brokerage Firm

PROFUSION IMMOBILIER INC. 514-935-3337
 LES IMMEUBLES IMAGINE INC. 514-862-4088

Listing Broker(s)

Andrew Blundell 514-772-0008
 Catherine Gardner 514-793-5608



Broker Remarks

Welcome to 62 Nelson, a bright 5 bedroom, 2 1/2 bath classic Montreal West home. Featuring a cross hall plan, open dining - kitchen, large primary bedroom and family room in the finished basement. Sought-after location, steps away from Hodgson Field, the arena, pool, and tennis courts.



Inclusions Refrigerator, stove (gas), dishwasher, blinds, curtains and rods except for those in the living room, fireplace utensils, IKEA cabinet 3rd floor bedroom, movable fence in backyard.

Exclusions Main floor hall ceiling light, curtains and rod in the living room, washer, dryer, television with its mount in the basement



\$800,000 (J)
1 Av. Parkside, Montréal-Ouest, H4X 1E3 (Brock North)

Cadastre 1291899
Owner(s) Barbara Gerrard, Barbara Gerrard
Original Price \$1,100,000 **Last Price** \$1,100,000
PT/BT CT/DET **Rms** 15 **Bdrms** 5+0 **Built** 1924 **Water Supply** Municipality
Bldg. Size 17.81 X 7.93 m **Tot. Assessm. (2022)** \$960,600 **Sewage Sys.** Municipality
Liv. Area **Mun. Taxes (2022)** \$11,251 **Parkg (total)** Driveway (2), Garage (2)
Lot Size **School Taxes (2022)** \$958 **Equip./Serv.**
2% Lot Area 408.8 sqm

Centris No. 27966030 (SO)
SD (yes) **BD (no)**
Listed 2022-10-02
Expired 2023-03-31
Info Selling Broker yes
Sold 2022-10-23 21 Days

Compensation sharing

Sale
Rental

Sell. Brokerage Firm ROYAL LEPAGE VILLAGE

Listing Brokerage Firm

ROYAL LEPAGE VILLAGE 514-481-0241
 ROYAL LEPAGE VILLAGE 514-481-0241

Listing Broker(s)

Luciana Bisegna 514-978-2121
 Stefanie Cadou 514-885-3524



Broker Remarks

Grand detached cottage, with 5 generous-sized bedrooms + office, 2 bathrooms + powder room and an abundance of windows sitting on a corner lot and having belonged to the same family for over 50 years. High ceilings, hardwood floors, stained glass windows, a large finished attic space and a majestic staircase are a few of the features that reminisce the nostalgia of an old world charm. Ample parking and a double garage. This property awaits the right buyer with the vision to restore it to its former glory. A unique opportunity to create a spectacular and prestigious home, is easy to show and definitely merits a visit !



Inclusions Water heater, light fixtures, window treatments.

Exclusions



\$987,500
39 Av. Parkside, Montréal-Ouest, H4X 1E8 (Strathearn)
Cadastre 1291505
Owner(s) Elaine Wisenthal-Milech, Sidney Milech
Original Price \$1,054,000 **Last Price** \$995,000 (2022-01-04)
PT/BT CT/SD **Rms** 10 **Bdrms** 5+0 **Built** 1915 **Water Supply** Municipality
Bldg. Size **Tot. Assessm. (2021)** \$705,200 **Sewage Sys.** Municipality
Liv. Area **Mun. Taxes (2021)** \$7,935 **Parkg (total)** Driveway (2)
Lot Size 10.06 X 27.43 r **School Taxes (2021)** \$695 **Equip./Serv.**
2% Lot Area 275.9 sqm

Centris No. 18379421 (SO)
SD (yes) **BD** (no)
Listed 2021-11-21
Expired 2022-04-02
Info Selling Broker no
Sold 2022-01-25 65 Days

Compensation sharing

Sale
Rental

Sell. Brokerage Firm RE/MAX ACTION

Listing Brokerage Firm
 CENTURY 21 VISION

514-481-2126

Listing Broker(s)
 Eric Jay Goodman

514-946-2987



Broker Remarks

Traditionally detailed Centennial home. The spacious hallway, 9 foot ceilings, and unobstructed view to the ground floor den captivate you from the moment you enter the home. From its oak moldings and floors, oak and glass pocket doors, crown moldings, and wood burning fireplace in the living room you will feel the warmth of its old world charm



Inclusions Fridge in basement, stove, Hood fan, dishwasher, book shelves in the living room, washer, dryer, window coverings

Exclusions Fridge in the kitchen, Tv and wall bracket in kitchen



\$1,600,000
150 Av. Percival, Montréal-Ouest, H4X 1T6 (Nelson)
Cadastre 1290856
Owner(s) Michele Bally
Original Price \$1,635,000 **Last Price** \$1,635,000
PT/BT CT/SD **Rms** 14 **Bdrms** 5+0 **Built** 1910 **Water Supply** Municipality, With water meter
Bldg. Size 7.14 X 14.94 m **Tot. Assessm. (2022)** \$823,000 **Sewage Sys.** Municipality
Liv. Area 231.33 sqm **Mun. Taxes (2022)** \$9,639 **Parkg (total)** Driveway (2)
Lot Size 9.14 X 36.58 m **School Taxes (2021)** \$815 **Equip./Serv.** Wall-mounted air conditioning, Fire detector (connected), Alarm system
2% Lot Area 334.26 sqm

Centris No. 20612816 (SO)
SD (yes) **BD** (no)
Listed 2022-03-24
Expired 2022-06-30
Info Selling Broker yes
Sold 2022-04-02 9 Days

Compensation sharing

Sale
Rental

Sell. Brokerage Firm LES IMMEUBLES IMAGINE INC.

Listing Brokerage Firm
 PROFUSION IMMOBILIER INC.
 LES IMMEUBLES IMAGINE INC.

514-935-3337
 514-862-4088

Listing Broker(s)
 Andrew Blundell
 Catherine Gardner

514-772-0008
 514-793-5608



Broker Remarks

Welcome to 150 Percival, a spacious family home renovated with quality materials. Distinguished by its brightness and storage, this century-old home combines modernism with original character. An extension creates an impressive open living space that includes the gourmet kitchen, dining room, and large family room. This turnkey home offers 5 bedrooms plus an office, 2 full bathrooms and 2 powder rooms, a finished basement, a wine cellar, side-by-side parking, and a landscaped west-facing yard with an in-ground pool.



Inclusions Gas range (Wolf), hood (Viking), refrigerator, stove, microwave (all Electrolux), KitchenAid warming drawer, 2 dishwashers (Miele), tile top dining table and banquette (not built-in), desk (3 rd floor office), gas generator and BBQ, pool heater and accessories, wine cellar shelving.

Exclusions Espresso machine, washer, dryer, stain-glass windows in the main floor powder room and in the sliding door between the living room and kitchen, wall lamp (dining room), TV and its wall support (family room, safe), shelving in the storage room.



\$1,050,000
60 Place Rugby, Montréal-Ouest, H4X 1C4
 Cadastre 1291116
 Owner(s) J. Zukran
 Original Price \$1,099,000 Last Price \$1,099,000
 PT/BT SL/DET Rms 10 Bdrms 3+1 Built 1959 Water Supply Municipality
 Bldg. Size 11.33 X 13.11 n Tot. Assessm. (2022) \$726,100 Sewage Sys. Municipality
 Liv. Area Mun. Taxes (2022) \$8,504 Parkg (total) Driveway (2), Garage (1)
 Lot Size 15.24 X 25.91 r School Taxes (2022) \$685 Equip./Serv.
 2% Lot Area 394.9 sqm

Centris No. 19270502 (SO)
 SD (yes) BD (no)
 Listed 2022-05-05
 Expired 2023-05-31
 Info Selling Broker yes
 Sold 2022-05-15 10 Days

Compensation sharing

Sale
 Rental

Sell. Brokerage Firm RE/MAX 3000 INC.

Listing Brokerage Firm
 RE/MAX ACTION 514-933-6781

Listing Broker(s)
 Joseph Montanaro 514-660-3050



Broker Remarks

Splendid split level home situated in family friendly Montreal West . Extensively updated throughout, the home features 3 lovely bedrooms, 2 beautifully renovated bathrooms, finished basement, sunny backyard and Integrated garage. With abundant natural light flooding the open living areas, and a proper chef's kitchen, this home is perfect for entertaining. Directly across from Parc Rugby and its excellent features, it's the home you've been searching for.



Inclusions Washer, dryer, Refrigerator, induction stove, dishwasher, central vacuum and accessories, garage door opener and motor, freestanding wood stove, built-in speakers (wiring to be verified), water heater, heat pump, alarm system connected with camera.

Exclusions None.



\$800,000
199 Prom. Sheraton, Montréal-Ouest, H4X 1N7
 Cadastre 1 291 007
 Owner(s) Groupe Serpone Inc.
 Original Price \$799,000 Last Price \$799,000
 PT/BT SL/DET Rms 11 Bdrms 3+2 Built 1957 Water Supply Municipality
 Bldg. Size 13.45 X 12 m ir Tot. Assessm. (2023) \$944,600 Sewage Sys. Municipality
 Liv. Area Mun. Taxes (2022) \$8,076 Parkg (total) Driveway (1), Garage (1)
 Lot Size 18.1 X 22.86 m School Taxes (2022) \$681 Equip./Serv. Central air conditioning
 1.5 % Lot Area 411.7 sqm

Centris No. 16546869 (SO)
 SD (no) BD (no)
 Listed 2022-09-27
 Expired 2023-06-30
 Info Selling Broker yes
 Sold 2022-11-01 35 Days

Compensation sharing

Sale
 Rental

Sell. Brokerage Firm RE/MAX EXCELLENCE INC.

Listing Brokerage Firm
 RE/MAX EXCELLENCE INC. 514-354-6240

Listing Broker(s)
 Michael Lapolla 514-354-6240



Broker Remarks

VENTE PAR SYNDIC DE FAILLITE. Super propriété détachée a paliers multiples , située dans un quartier très homogène, et recherché de Montréal-Ouest, près de parcs, écoles centres commerciaux et transport. Voir addendum...



Inclusions

Exclusions



\$1,273,000 (J)
132 Av. Strathearn N., Montréal-Ouest, H9J 2S6 (Curzon)
 Cadastre 1291334
 Owner(s) Petro Duszara, Jennifer Gatien
 Original Price \$1,250,000 Last Price \$1,250,000
 PT/BT CT/DET Rms 12 Bdrms 4+0 Built 1925 Water Supply Municipality, With water meter
 Bldg. Size 7.32 X 8.84 m ii Tot. Assessm. (2022) \$707,000 Sewage Sys. Municipality
 Liv. Area Mun. Taxes (2022) \$8,281 Parkg (total) Driveway (1), Garage (1)
 Lot Size 15.24 X 27.43 r School Taxes (2021) \$697 Equip./Serv. Wall-mounted air conditioning
 2% Lot Area 418.06 sqm

Centris No. 11833919 (SO)
 SD (yes) BD (no)
 Listed 2022-05-12
 Expired 2022-08-05
 Info Selling Broker yes
 Sold 2022-05-18 6 Days

Compensation sharing

Sale
 Rental

Sell. Brokerage Firm GROUPE SUTTON - PERFORMER INC.

Listing Brokerage Firm

PROFUSION IMMOBILIER INC. 514-935-3337
 LES IMMEUBLES IMAGINE INC. 514-862-4088

Listing Broker(s)

Andrew Blundell 514-772-0008
 Catherine Gardner 514-793-5608



Broker Remarks

Welcome to 132 Strathearn N., an absolutely charming detached home in the heart of Montreal-Ouest. A country home in the city! It boasts original architectural details including exposed woodwork and plaster moldings. Offering 3 bedrooms plus a third floor office or bedroom, updated kitchen and bathroom, detached garage and a private peaceful southwest facing backyard. Walking distance to parks, schools, the pool and arena, the shops on Westminster, buses and the commuter train.



Inclusions Kitchen hood / microwave, washer, dryer, blinds and curtain rods as installed.

Exclusions Refrigerator, stove, dishwasher, wardrobe (primary bedroom).



\$1,250,000
236 Av. Strathearn N., Montréal-Ouest, H4X 1Y2 (Nelson)
 Cadastre 1291453
 Owner(s) AUDREY SMITH MCLEOD, PETER JAMES MCLEOD
 Original Price \$1,495,000 Last Price \$1,495,000
 PT/BT CT/DET Rms 17 Bdrms 4+0 Built 1915 Water Supply Municipality
 Bldg. Size Tot. Assessm. (2018) \$933,700 Sewage Sys. Municipality
 Liv. Area 197.7 sqm Mun. Taxes (2021) \$10,506 Parkg (total) Driveway (4), Garage (1)
 Lot Size School Taxes (2022) \$928 Equip./Serv. Electric garage door opener, Alarm system
 2% Lot Area 418.1 sqm

Centris No. 19438746 (SO)
 SD (yes) BD (no)
 Listed 2022-02-11
 Expired 2022-07-31
 Info Selling Broker yes
 Sold 2022-03-16 33 Days

Compensation sharing

Sale
 Rental

Sell. Brokerage Firm GROUPE SUTTON - CENTRE OUEST INC.

Listing Brokerage Firm

GROUPE SUTTON - CENTRE OUEST INC. 514-933-5800

Listing Broker(s)

Marie Scotte 514-953-9808



Broker Remarks



Inclusions Dishwasher.

Exclusions All other appliances. Personal effects, artwork, furniture, suspended light fixture in dining room as well as carriage light on the back deck, curtains&rods, 2 small cabinets attached to the wall (dining room and powder room),bird feeders in the garden.



\$1,365,000
301 Av. Strathearn N., Montréal-Ouest, H4X 1Y3 (Parkside)
 Cadastre 1291496
 Owner(s) Domenic Chiovitti, Maria Longueire
 Original Price \$1,325,000 Last Price \$1,325,000
 PT/BT CT/SD Rms 15 Bdrms 5+0 Built 1928 Water Supply Municipality
 Bldg. Size 6.89 X 11.06 m Tot. Assessm. (2022) \$797,900 Sewage Sys. Municipality
 Liv. Area 219.8 sqm Mun. Taxes (2022) \$9,345 Parkg (total) Driveway (2), Garage (1)
 Lot Size 10.67 X 27.43 r School Taxes (2022) \$789 Equip./Serv. Electric garage door opener,
 2% Lot Area 292.7 sqm Wall-mounted heat pump

Centris No. 10296148 (SO)
 SD (yes) BD (no)
 Listed 2022-03-16
 Expired 2022-06-30
 Info Selling Broker yes
 Sold 2022-03-23 7 Days

Compensation sharing

Sale
 Rental

Sell. Brokerage Firm ROYAL LEPAGE VILLAGE
 Listing Brokerage Firm GROUPE SUTTON - CENTRE OUEST IN# 514-483-5800

Listing Broker(s) David Doubt 514-220-6298



Broker Remarks

Classic Payne built Montreal West Cottage with quality renovations . 301 Strathearn is a 3 floor 5 bedroom home with 3 full bathrooms, 1st floor powder room and an entire finished basement. Close to all the great things that Montreal West has to offer. Come in and see all the unique interior aspects of this beautiful home.



Inclusions Fridge, stove, dishwasher, microwave.

Exclusions Washer & Dryer



\$1,120,000
305 Av. Strathearn N., Montréal-Ouest, H4X 1Y3 (Parkside)
 Cadastre 1291498
 Owner(s) Eric Freedman, Newnan Susan
 Original Price \$1,100,000 Last Price \$1,100,000
 PT/BT CT/SD Rms 14 Bdrms 5+0 Built 1925 Water Supply Municipality
 Bldg. Size 6.92 X 11.04 m Tot. Assessm. (2022) \$660,000 Sewage Sys. Municipality
 Liv. Area 207.1 sqm Mun. Taxes (2022) \$7,730 Parkg (total) Driveway (2), Garage (1)
 Lot Size 10.7 X 27.43 m School Taxes (2021) \$648 Equip./Serv.
 2% Lot Area 293.5 sqm

Centris No. 9348716 (SO)
 SD (yes) BD (no)
 Listed 2022-04-08
 Expired 2022-07-01
 Info Selling Broker yes
 Sold 2022-04-29 21 Days

Compensation sharing

Sale
 Rental

Sell. Brokerage Firm RE/MAX SIGNATURE INC.
 Listing Brokerage Firm GROUPE SUTTON - CENTRE OUEST IN# 514-483-5800

Listing Broker(s) David Doubt 514-220-6298



Broker Remarks

A 3 story 5 bedroom Montreal West classic home on prestigious Strathearn street steps from Strathearn park with parking for 2 cars. Close to Westminster Village with cafés, restaurants, pastry shops, pharmacies etc. If you want a property to make your own this is the one. Yes renovations will be required but it priced to sell . Come and see how you can restore this property and make it your dream home



Inclusions Fridge, dishwasher, washer & dryer. Curtain and curtain rode

Exclusions Ceiling fixtures in the kitchen, dining room & ground floor hallway



\$994,000 (J)
11 Prom. Westland, Montréal-Ouest, H4X 1L9 (Brynmor)
Cadastre 1291540
Owner(s) Aashiq Kachroo, Smita Amarnath
Original Price \$899,000 **Last Price** \$899,000
PT/BT BUN/DET **Rms** 9 **Bdrms** 3+2 **Built** 1956 **Water Supply** Municipality, With water meter
Bldg. Size 8.84 X 13.72 m **Tot. Assessm. (2020)** \$599,200 **Sewage Sys.** Municipality
Liv. Area **Mun. Taxes (2022)** \$7,018 **Parkg (total)** Driveway (2), Garage (1)
Lot Size 20.12 X 22.86 r **School Taxes (2021)** \$573 **Equip./Serv.** Central air conditioning, Central vacuum cleaner system installation, Electric garage door opener, Alarm system,
2% Lot Area 459.87 sqm

Centris No. 9163248 (SO)
SD (yes) **BD (no)**
Listed 2022-05-05
Expired 2022-08-31
Info Selling Broker yes
Sold 2022-05-12 7 Days

Compensation sharing

Sale
Rental

Sell. Brokerage Firm PROFUSION IMMOBILIER INC.
Listing Brokerage Firm
 PROFUSION IMMOBILIER INC. 514-935-3337
 LES IMMEUBLES IMAGINE INC. 514-862-4088

Listing Broker(s)
 Andrew Blundell 514-772-0008
 Catherine Gardner 514-793-5608

Broker Remarks

Bright bungalow located in a very quiet area of Montreal West . Open concept living room/dining room/kitchen. 3 + 2 bedrooms with 2 full baths. Garage for one car plus side-by-side 2 car parking. Inground salt water pool in a landscaped backyard. An oasis in the summer! Close to services including the commuter train (12 minutes to downtown), buses to Vendome metro station, shopping, schools, daycares and recreational facilities.



Inclusions KitchenAid refrigerator and vent hood, Bosch induction cooktop, oven and dishwasher, Panasonic microwave, LG front-loading washer and dryer, living room sofas, bedframe in northwest bedroom, all smart home components except for Sonos speaker bar and speakers, (inclusions con'd in addendum)
Exclusions Speakers. Curtains and rods in living room and dining room, curtains in primary bedroom.



\$1,499,000 (J)
42 Prom. Westland, Montréal-Ouest, H4X 1M2 (Brynmor)
Cadastre 1291090
Owner(s) Sonia D'Adamo, Mario Di Caprio
Original Price \$1,499,000 **Last Price** \$1,499,000
PT/BT CT/DET **Rms** 12 **Bdrms** 5+0 **Built** 1964 **Water Supply** Municipality, With water meter
Bldg. Size **Tot. Assessm. (2022)** \$799,100 **Sewage Sys.** Municipality
Liv. Area 211.35 sqm **Mun. Taxes (2022)** \$9,360 **Parkg (total)** Driveway (3), Garage (1)
Lot Size 23.77 X 19.51 r **School Taxes (2021)** \$774 **Equip./Serv.** Central air conditioning, Central vacuum cleaner system installation, Electric garage door opener
2% Lot Area 590.49 sqm

Centris No. 15782667 (SO)
SD (yes) **BD (no)**
Listed 2022-06-17
Expired 2022-10-12
Info Selling Broker yes
Sold 2022-07-06 19 Days

Compensation sharing

Sale
Rental

Sell. Brokerage Firm ROYAL LEPAGE BLANC & NOIR
Listing Brokerage Firm
 PROFUSION IMMOBILIER INC. 514-935-3337
 LES IMMEUBLES IMAGINE INC. 514-862-4088

Listing Broker(s)
 Andrew Blundell 514-772-0008
 Catherine Gardner 514-793-5608

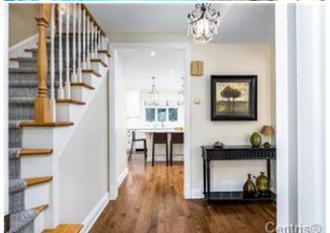
Broker Remarks

Welcome to 42 Westland, a beautiful 5 bedroom detached home in a quiet area of Montreal West . Renovated with care over the past 10 years and featuring a large, central designer kitchen, open living/dining room, spacious garden level family room and a fully landscaped backyard with inground pool. A built-in single car garage and unistone driveway with parking for 3 cars complete this wonderful family property.



Inclusions Refrigerator, stove, dishwasher, light fixtures, built-ins, central vacuum system and pool accessories.

Exclusions Washer and dryer, window treatments





\$600,000
316B Av. Westminster N., Montréal-Ouest, H4X 1Z7 (rue Parkside)
Cadastré 1291416
Owner(s) Succession of: Joan Nora Kitching, Succession of: Joan Nora Kitching
Original Price \$699,000 **Last Price** \$699,000
PT/BT CT/SD **Rms** 12 **Bdrms** 4+0 **Built** 1962 **Water Supply** Municipality
Bldg. Size 6.63 X 10.67 m **Tot. Assessm. (2020)** \$479,600 **Sewage Sys.** Municipality
Liv. Area **Mun. Taxes (2021)** \$5,397 **Parkg (total)** Driveway (1), Garage (1)
Lot Size 7.62 X 25.91 m **School Taxes (2021)** \$440 **Equip./Serv.**
Compensation sharing
Sale 2.5 % **Lot Area** 197.4 sqm
Rental

Centris No. 28435021 (SO)
SD (yes) **BD** (no)
Listed 2022-01-27
Expired 2022-07-30
Info Selling Broker yes
Sold 2022-07-20 174 Days

Sell. Brokerage Firm RE/MAX CADIBEC INC.
Listing Brokerage Firm RE/MAX ROYAL (JORDAN) INC. 514-630-7324
Listing Broker(s) Julia Ryzhik 514-573-7209



Broker Remarks
 **Succession ready for your vision! This semi-detached cottage offers 3-storeys of possibility in sought-after Montreal West. Featuring 4 bedrooms on the second floor, an expansive main floor living area, semi-finished basement, garage, sunny backyard! Steps from schools, parks, shops, commuter train and so much more. A rare opportunity!



Inclusions
Exclusions



\$980,000
455 Av. Westminster N., Montréal-Ouest, H4X 2A2 (Garden)
Cadastré 1292186
Owner(s) Arthur Shtrevensky, Anna Podgorneva Shtrevensky
Original Price \$998,000 **Last Price** \$998,000
PT/BT CT/DET **Rms** 11 **Bdrms** 4+0 **Built** 1930 **Water Supply** Municipality
Bldg. Size 7.94 X 8.82 m **Tot. Assessm. (2022)** \$495,400 **Sewage Sys.** Municipality
Liv. Area 182.7 sqm **Mun. Taxes (2022)** \$5,882 **Parkg (total)** Driveway (6)
Lot Size 15.24 X 30.48 r **School Taxes (2022)** \$467 **Equip./Serv.** Central air conditioning, Wall-mounted heat pump
Compensation sharing
Sale 2% **Lot Area** 464.5 sqm
Rental

Centris No. 22302860 (SO)
SD (yes) **BD** (no)
Listed 2022-03-24
Expired 2022-09-30
Info Selling Broker yes
Sold 2022-04-28 35 Days

Sell. Brokerage Firm RE/MAX ACTION
Listing Brokerage Firm GROUPE SUTTON - CENTRE OUEST IN 514-483-5800
Listing Broker(s) David Doubt 514-220-6298



Broker Remarks
 Montreal West. Finally, a fully updated 4 bedroom detached home on a 5000sq/ft lot with a swimming pool size backyard, finished basement and parking for 6 cars. Central air. Two plus one bathrooms, modern kitchen, hardwood floors and a gas fireplace.



Inclusions Fridge, stove, dishwasher, microwave, washer, dryer
Exclusions



\$1,100,000
68 Av. Wolseley N., Montréal-Ouest, H4X 1V7 (Curzon)
Cadastre 1291369
Owner(s) Sam Joseph Thaler
Original Price \$1,100,000 **Last Price** \$1,100,000
PT/BT CT/SD **Rms** 8 **Bdrms** 3+0 **Built** 1915 **Water Supply** Municipality
Bldg. Size 8.53 X 8.86 m **Tot. Assessm. (2022)** \$560,300 **Sewage Sys.** Municipality
Liv. Area 174.29 sqm **Mun. Taxes (2022)** \$6,562 **Parkg (total)** Driveway (1)
Lot Size **School Taxes (2021)** \$546 **Equip./Serv.** Wall-mounted air conditioning
2% Lot Area 259.2 sqm

Centris No. 25314058 (SO)
SD (yes) **BD** (no)
Listed 2022-02-12
Expired 2022-07-31
Info Selling Broker no
Sold 2022-04-24 71 Days

Compensation sharing

Sale
Rental

Sell. Brokerage Firm ENGEL & VÖLKERS MONTRÉAL
Listing Brokerage Firm
 GROUPE SUTTON - CENTRE OUEST IN 514-483-5800

Listing Broker(s)
 Theopiste Hondzoglou 514-898-3821



Broker Remarks

Welcome to 68 Ave Wolseley North, a beautiful family home, semi-detached and sunny, in a peaceful and sought after area of Montreal West - 3 bedrooms,(originally 4), 2 bathrooms and a powder room, 3 storeys + a semi finished basement. Outdoor parking & large sunny backyard. Close to parks, pool, tennis, arena, daycares, schools and commuter train.



Inclusions Blinds and curtains, gaz stove (2004), fridge (1993), dishwasher, washer and dryer, couch in attic, all light fixtures, ground floor mirror in entry and living room, AS IS

Exclusions stained glass light fixture in master bedroom ensuite bathroom