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Centris No. 16886227 (Active)



\$1,198,000

**2216 Rue des Hémisphères
 Montréal (Saint-Laurent)
 H4R 0K1**

Region Montréal
Neighbourhood New Saint-Laurent/Bois-Franc
Near
Body of Water

Property Type	Two or more storey	Year Built	2012
Building Type	Attached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	19.9 X 41.9 ft	Reposess./Judicial auth.	No
Living Area	2,450.94 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2012)
Lot Size	20 X 105.6 ft	File Number	
Lot Area	2 110.8 sqft	Occupancy	2023-03-01
Cadastre	5027787 Cadastre du Québec	Deed of Sale Signature	2023-02-27
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$6,738 (2023)	Common Exp.	
Lot	\$202,000	School	\$813 (2022)	Electricity	\$1,375
Building	\$887,800	Infrastructure		Oil	
		Water		Gas	\$1,541
Total	\$1,089,800 (109.93%)	Total	\$7,551	Total	\$2,916

Room(s) and Additional Space(s)					
No. of Rooms	9	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	22.4 X 15.1 ft irr	Wood		
GF	Dining room	16.11 X 9.8 ft irr	Wood		
GF	Kitchen	14.8 X 8.6 ft	Ceramic		
GF	Powder room	5.11 X 3.1 ft	Ceramic		
GF	entrance	5.3 X 4.3 ft	Ceramic		
2	Primary bedroom	16 X 14.8 ft irr	Wood		
2	Bedroom	14.1 X 8.11 ft irr	Wood		
2	Bedroom	13 X 9 ft irr	Wood		
2	Bathroom	9.4 X 8.5 ft	Ceramic		
3	Family room	40 X 18.4 ft irr	Wood	Fireplace-Stove. with open bedroom	
3	Bathroom	10.2 X 4.9 ft	Ceramic		
BA1	Playroom	12 X 11.7 ft irr	Carpet		
BA1	Laundry room	9.11 X 6.8 ft	Ceramic		
Additional Space			Size		

Garage		18.8 X 18.5 ft irr	
Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Elastomeric membrane, Sheet metal	Parkg (total)	Garage (2)
Siding	Brick	Driveway	
Windows		Garage	Built-in, Double width or more, Heated
Window Type	Casement	Carport	
Energy/Heating	Natural gas	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Separate shower	Water (access)	
Washer/Dryer (installation)	Laundry room (Basement 1)	View	
Fireplace-Stove	Gas fireplace	Proximity	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Metro, Park, Public transportation, Réseau Express Métropolitain (REM), University
Kitchen Cabinets	Thermoplastic	Building's Distinctive Features	
Equipment/Services	Central air conditioning, Air exchange system, Central vacuum cleaner system installation, Electric garage door opener	Energy efficiency	Novoclimat certification
Restrictions/Permissions		Mobility impaired accessible	

Inclusions

Refrigerator, stove, dishwasher, central vacuum and accessories, washer, dryer, light fixtures, blinds.

Exclusions

All personal belongings of tenants.

Broker - Remarks

This luxury townhouse in one of the best residential communities in Montreal is sure to impress! Located on a quiet street in Bois-Franc steps away from Parc du Bois-Franc, this property offers both tranquility and convenience. Built in 2012 with high quality materials, it features hardwood oak flooring, 9' ceilings on 1st & 3rd levels, a bright finished basement, double garage and Novoclimat certification (implying substantial energy savings). The property has a sizeable backyard bordered by hedges. The 3rd storey is currently used as family room + open bedroom, but can easily be used as a massive master bedroom with ensuite bathroom.

Addendum

EXTERIOR & LOCATION

- Quiet & prestigious street in Bois-Franc, with easy access to Cavendish and Henri-Bourassa O., schools, public transit and shopping centres

- The house is located a block away from the idyllic Parc du Bois-Franc, with lakes, bridges, walking paths, etc.

- Modern yet classic exterior design with elegant mansard-style roof

- Enormous back patio ideal for entertaining and sizeable backyard bordered by hedges for privacy

INTERIOR

-Oak hardwood floors on 1st, 2nd & 3rd floors

-9' ceilings on 1st and 3rd floors

- Kitchen with heated floors, granite countertops & island with breakfast bar. Open to dining room with patio doors leading to backyard

- 3 good-sized bedrooms on the 2nd level, one of which is currently used as the master bedroom and features double closets and massive windows

- Bathroom on 2nd level with double sink vanity & separate bath + shower

- 3rd floor is a massive open space with a gas fireplace. It is currently being used as an office / family room / open bedroom, but has the potential to be a sublime master bedroom

- Large 3rd floor bathroom

- Finished basement featuring office or playroom, laundry room and access to the double garage

TECHNICAL ASPECTS

- Novoclimat certification : superior energy efficiency

- Central air conditioning

- Natural gas heating (2 zones)

- Central Vacuum

Sale with legal warranty

Seller's Declaration

Yes SD-14934

Source

GROUPE SUTTON - CENTRE OUEST INC., 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.