



Jonathan Saveriano, Residential and Commercial Real Estate Broker
GROUPE SUTTON - CENTRE OUEST INC.
 Real Estate Agency
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Centris No. 21918588 (Active)



\$4,150/month X 12 month(s)

**65 Av. Somerville
 Westmount
 H3Z 1J4**

Region Montréal
Neighbourhood
Near Claremont
Body of Water

Property Type	Two or more storey	Year Built	1905
Building Type	Attached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Reposess./Judicial auth.	No
Living Area	1,452 sqft	Trade possible	
Building Area		Cert. of Loc.	No
Lot Size		File Number	
Lot Area	2,156.01 sqft	Occupancy	2024-07-01
Cadastre	1580981	Deed of Sale Signature	2024-07-01
Zoning	Residential		

Municipal Assessment	Taxes (annual)	Expenses/Energy (annual)
Year	Municipal	Common Exp.
Lot	School	Electricity
Building	Infrastructure	Oil
	Water	Gas
Total	Total	Total

Room(s) and Additional Space(s)					
No. of Rooms	8	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	16 X 10 ft	Wood	Decorative Fireplace	
GF	Dining room	14 X 11 ft	Wood		
GF	Kitchen	17 X 9 ft	Wood	Door leading to backyard	
GF	Powder room	3.3 X 3.3 ft	Ceramic		
2	Bedroom	15 X 9.8 ft	Wood		
2	Bedroom	13.8 X 9 ft	Wood		
2	Bedroom	10.6 X 10.4 ft	Wood		
2	Bedroom	10 X 7.5 ft	Wood		
2	Bathroom	8.4 X 4.4 ft	Ceramic		
BA1	Family room	19.7 X 17.3 ft	Laminate floor		
BA1	Bathroom	6 X 4.10 ft	Ceramic		
BA1	Laundry room	10 X 10 ft	Laminate floor		
BA1	Storage	13 X 12 ft	Concrete		
Additional Space			Size		

Balcony
Balcony
Backyard

Features

Sewage System

Municipality

Water Supply

Municipality

Foundation

Roofing

Siding

Brick

Windows

Window Type

Energy/Heating

Natural gas

Heating System

Hot water

Basement

6 feet and more, Finished
basement, Outdoor entrance

Bathroom

Washer/Dryer (installation)

Fireplace-Stove

Rented Equip. (monthly)

Renovations

Pool

Parkg (total)

Driveway

Garage

Carport

Lot

Topography

Distinctive Features

Water (access)

View

Proximity

Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation, Réseau Express Métropolitain (REM), University

Kitchen Cabinets

Building's Distinctive Features

Property/Unit Amenity

Wall-mounted air conditioning

Energy efficiency

Restrictions/Permissions

Smoking not allowed, Short-term rentals not allowed

Mobility impaired accessible

Pets

Inclusions

Fridge, stove, dishwasher, washer / dryer, wall mounted air conditioner.

Exclusions

Heat (gas), hot water, electricity, internet, cable, snow removal, garden maintenance.

Remarks

Lovely Victorian townhouse for rent. This property features four bedrooms, a main floor powder room and a finished basement with a sizeable family room and bathroom. It also has a large private backyard. Nestled on a picturesque quiet street in the heart of Westmount's Victoria Village, this property is a perfect family home. The location is second-to-none, being a short walk away from the boutiques and grocery store on Victoria Ave., Vendome Metro, train station and the MUHC Glen Campus. Proximity to public transport and excellent walk-score provide for a year-round active lifestyle. Easy permit parking on street.

Addendum

- LOCATION -

*Prestige & convenience

*Steps away from boutiques, cafés and restaurants on Sherbrooke & Victoria

*A short walk to the Metro grocery store on Sherbrooke

*Walking distance to MUHC hospital

*Easy access to public transit (Vendome metro, Vendome train, buses on Sherbrooke)

- FEATURES -

- *Hardwood flooring on 1st and 2nd floors
- *4 closed bedrooms
- *Open concept living room and dining room
- *Decorative fireplace with original Victorian tile + mantle
- *High ceilings
- *Updated kitchen with plenty of storage and gas stove fit for the cooking enthusiast
- *Powder room on main floor
- *Pot lights throughout
- *Plenty of original architectural details (doors, baseboards, crown mouldings, staircase, radiators etc.)
- *Finished basement with plenty of natural light and high ceilings, featuring a family room, bathroom, exterior entrance, laundry room and storage room
- *1 balcony off of a bedroom, 1 balcony off of the kitchen
- *Large private backyard
- *Easy permit parking on street

- LEASE DETAILS -

- * No animals allowed unless written permission is specifically obtained from the Lessor along with a one month damage deposit
- * No smoking of any kind (tobacco, cannabis or vaping) is permitted in the building or on the property in general
- * Lessee must provide proof of \$2M policy civil liability insurance and maintain such policy in force during the entire term of the lease and remit a copy to the Lessor prior to the occupation date
- * No Airbnb or similar short term sublet or rental permitted. Airbnb or similar short term sublet will be considered a repudiatory breach of the lease
- * Lessee will grant access to the Lessor when needed for annual inspections, for which proper notice will be given to lessee
- * The cultivation, consumption or inhalation of cannabis is absolutely prohibited in the building or on the property in general
- * The property shall not be painted unless otherwise agreed to with Lessor
- * No sublets are permitted unless agreed by Lessor
- * At the end of the term of the lease, the property must be returned in the same condition as when rented: this includes all inclusions of the property, as well as the condition of the floor, minus normal wear and tear

Seller's Declaration

No

Source

GROUPE SUTTON - CENTRE OUEST INC., Real Estate Agency



Exterior



Exterior



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Backyard



Backyard



Powder room



Staircase



Hall



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Balcony



Balcony



Bedroom



Bathroom



Family room



Family room