

Centris No. 10182309 (Active)



\$1,250,000

**355 Av. Prince-Albert
Westmount
H3Z 2N9**

Region Montréal
Neighbourhood
Near Somerville
Body of Water

Property Type	Two or more storey	Year Built	1900
Building Type	Attached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	22.11 X 39.3 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2024)
Lot Size		File Number	
Lot Area	2,008.54 sqft	Occupancy	According to the leases
Cadastre	6571863 Cadastre du Québec	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$1 (2024)	Common Exp.	
Lot	\$1	School	\$1 (2024)	Electricity	
Building	\$1	Infrastructure		Oil	
		Water		Gas	
Total	\$2 (62,500,000.00%)	Total	\$2	Total	

Room(s) and Additional Space(s)					
No. of Rooms	13	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	17.7 X 14.5 ft	Wood	Fireplace-Stove. Decorative fireplace	
GF	Dining room	17.4 X 11.11 ft	Wood		
GF	Kitchen	13.3 X 9.8 ft	Linoleum		
GF	Vestibule	5.10 X 5.6 ft	Wood		
2	Primary bedroom	15.8 X 12.6 ft	Wood		
2	Bedroom	13.11 X 12 ft	Wood		
2	Bedroom	9.10 X 9.9 ft	Wood		
2	Bedroom	11.8 X 9.4 ft	Wood		
2	Bathroom	7 X 5.6 ft	Ceramic		
2	Powder room	3.7 X 3.1 ft	Ceramic		
BA1	Playroom	21.4 X 11.7 ft	Concrete		
BA1	Bathroom	10.3 X 7.7 ft irr	Concrete		
BA1	Laundry room	21 X 11.10 ft irr	Concrete		
Additional Space			Size		
Balcony			9.10 X 4.4 ft		
Balcony			7.5 X 4 ft		

Features	
Sewage System	Municipality
Rented Equip. (monthly)	

Water Supply	Municipality	Renovations	
Foundation	Stone	Pool	
Roofing	Elastomeric membrane	Parkg (total)	
Siding	Brick	Driveway	
Windows		Garage	
Window Type		Carport	
Energy/Heating		Lot	
Heating System	Hot water	Topography	
Basement	6 feet and more, Partially finished	Distinctive Features	Cul-de-sac
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove		Proximity	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation, University
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity		Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Exclusions

Remarks

This is the chance you have been waiting for - the possibility to buy a home with incredible potential in the most sought-after neighbourhood in the city at an excellent price. Why pay for someone else's renovations when you could purchase this home and renovate it exactly to your liking? Located in the heart of Westmount's Victoria Village ("the flat"), its location is second-to-none, offering both prestige and convenience. This four-bedroom Victorian townhouse is an architectural masterpiece with most original exterior and interior details still present (very rare). It is truly a gem waiting to be polished!

Addendum

LOCATION

- Heart of Victoria Village, the most historic, walkable and convenient area of prestigious Westmount
- Quiet dead-end street
- Walking distance to boutiques / restaurants on Sherbrooke & Victoria
- Walking distance to MUHC hospital / Vendome metro / public transportation

- EXTERIOR -

- * Superb architectural details complement the brick and stone facade to create an extraordinary exterior
- * Front balcony with Victorian gingerbread fretwork, iron cresting and "wagon wheel" brackets
- * Decorative cornice
- * Stained glass windows

- INTERIOR -

- * Vestibule with original wainscoting motif leads to the entry hall via double doors with original etched glass
- * Beautifully crafted staircase
- * Massive combined living room / dining room
- * Living room features a fireplace with original mantle and ceramic surround with floral motif
- * Kitchen adjacent to dining room with some original cabinetry leading to porch / backyard

- * 4 good-sized bedrooms on 2nd floor, two of which lead to a balcony
- * One bathroom with a large skylight and one powder room on 2nd floor
- * Very large windows throughout bathe the interior with plenty of natural light
- * Narrow plank hardwood flooring
- * Very high ceilings (10'6" on first floor, 9'4" on 2nd floor)
- * Original door trim / baseboard mouldings / plaster crown mouldings / plaster ceiling medallions
- * Basement with incredible potential: excellent ceiling height for a basement of this era (7'3" at bottom of joists, 8' between joists), exposed stone and brick, access to backyard, good-sized windows
- * Hot water heating system with original ornate radiators

The stove(s), fireplace(s), combustion appliance(s) and chimney(s) are sold without any warranty with respect to their compliance with applicable regulations and insurance company requirements.

** Note : The lot has recently been created (divided from larger lot) and the taxes and municipal assessment are not yet available.

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration

Yes SD-79363

Source

RE/MAX ACTION, Real Estate Agency
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.