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Centris No. 22720990 (Active)



\$800,000

316 Av. Westminster N.
Montréal-Ouest
H4X 1Z7

Region Montréal

Neighbourhood

Near

Body of Water

Property Type	Two or more storey	Year Built	1962
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	22.1 X 35 ft	Reposess./Judicial auth.	No
Living Area	1,542.14 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2022)
Lot Size	25 X 85 ft	File Number	
Lot Area	2 124.8 sqft	Occupancy	63 days PP/PR Accepted
Cadastre	1984276	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$6,334 (2024)	Common Exp.	
Lot	\$198,400	School	\$528 (2024)	Electricity	\$942
Building	\$461,500	Infrastructure		Oil	
		Water		Gas	\$778
Total	\$659,900 (121.23%)	Total	\$6,862	Total	\$1,720

Room(s) and Additional Space(s)					
No. of Rooms	9	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	20.4 X 11.11 ft	Wood	Fireplace-Stove.	
GF	Dining room	12.9 X 10 ft	Wood		
GF	Kitchen	12.9 X 10 ft	Flexible floor coverings		
GF	Powder room	5.1 X 3.4 ft	Ceramic		
2	Primary bedroom	20.6 X 14.1 ft	Wood		
2	Bedroom	12.2 X 10.2 ft	Wood		
2	Bedroom	10.2 X 8.1 ft	Wood		
2	Bathroom	8.8 X 8.3 ft irr	Ceramic		
BA1	Family room	20 X 12 ft	Concrete		
Additional Space			Size		
Garage			20.4 X 11.4 ft		
Patio			16.9 X 9.6 ft irr		

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$18)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt and gravel	Parkg (total)	Driveway (1), Garage (1)
Siding	Brick	Driveway	Asphalt
Windows		Garage	Built-in, Heated
Window Type	Casement	Carport	
Energy/Heating	Dual energy, Electricity, Natural gas	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Unfinished	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	hallway closet (2nd level)	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	Wood	Building's Distinctive Features	
Property/Unit Amenity	Electric garage door opener, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Refrigerator, stove, dishwasher, extractor fan, washing machine, dryer, all blinds, all light fixtures.

Exclusions

Hot water tank (rental)

Remarks

Charming Montreal West at a surprisingly affordable price! This warm, inviting home offers modern conveniences incl. built-in garage, and central heating/cooling. The 1st floor is open and airy with beautiful natural light. Large sliding doors lead to the deck, garden and green alley, offering a lush escape. Powder room tucked near entry. The 2nd floor has 3 bedrooms, including an immense master, with lounge area, giving the possibility of reverting to 4 bedrooms or creating an ensuite/walk-in. Impressive ceiling height in basement gives great potential for den, office, gym or workshop. Hardwood throughout. Notably quiet due to newer windows.

Addendum

Welcome to Montreal West! This idyllic community is often referred to by its residents as, a small town in the heart of a big city - offering both convenience and small town charm. Montreal West boasts tree-lined streets, dotted with historic homes, excellent walkability, plenty of parks and green spaces, and high quality public services.

This home is located steps away from family-friendly Strathearn Park, as well as within an approximate 10 minute walk of the restaurants, cafés, train station and other conveniences of central Montreal West.

Opportunities to move into this neighbourhood at this price point are exceptionally rare. Additionally, being a more recent construction than most homes in the neighbourhood, it is the perfect fit for those who crave comfort and ease-of-ownership.

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

Seller's Declaration

Yes SD-54501

Source

GROUPE SUTTON IMMOBILIA INC., 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.



Exterior



Hall



Living room



Dining room



Dining room



Kitchen



Dining room



Patio



Backyard



Backyard



Powder room



Staircase



Primary bedroom



Primary bedroom



Primary bedroom



Bathroom



Bedroom



Hall



Bedroom



Bedroom



Basement



Basement



Garage



Other