

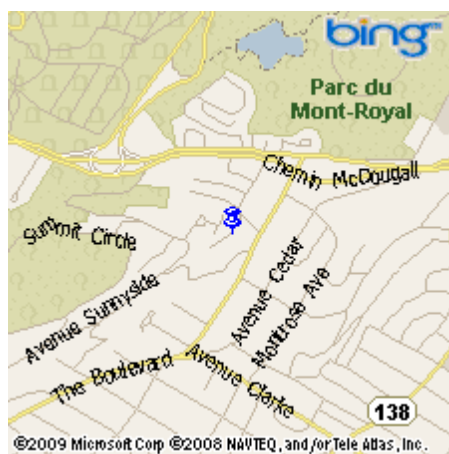
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MLS® No. 8098751 (Sold Nb. of Days 163)



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\$1,389,000

**3156 Av. de Trafalgar
 Ville-Marie (Montréal)
 H3Y 1H7**

Region Montréal
Neighbourhood Central West
Near de trafalgar ch
Body of Water

Property Type	Split-level	Year Built	1950
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	1 X 1 ft	Repossession	No
Living Area		Trade possible	
Ground Area		Certificate of Location	Yes (1996)
Lot Size		File Number	
Lot Area	1,001.4 sqm	Possession Date	90 days PP/PR Accepted
Cadastre	1063742	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential	Date of Sale	2009-07-17

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2007	Municipal	\$15,641 (2008)	Common Exp.	
Lot	\$865,200	School	\$3,450 (2008)	Electricity	
Building	\$523,800	Infrastructure		Oil	
		Water		Gas	
Total	\$1,389,000	Total	\$19,091	Total	

Room(s) and Outdoor Feature(s)

No. of Rooms 8 **No. of Bedrooms** 3+1 **No. of Bathrooms and Powder Rooms** 4+1

Level	Room	Size	Floor Covering	Additional Information
GF	Kitchen	23.1 X 13.4 ft	Tiles	EAT-IN/ISLAND
GF	Living room	26 X 17 ft	Wood	+ JOG

GF	Dining room	17 X 14.7 ft	Wood	
2	Master bedroom	24.11 X 18.6 ft	Wood	-JOG/ENSUITE
2	Bedroom	21.8 X 10.9 ft	Wood	CC
2	Bedroom	8.7 X 13.3 ft	Wood	CC
BA1	Family room	24.2 X 16.4 ft	Carpet	-JOG/FP N-F
BA1	Bedroom	7.8 X 10.9 ft	Carpet	ENSUITE
BA1	Laundry room	20.9 X 9.11 ft	Linoleum	

Features

Sewage System

Municipality

Water Supply

Municipality

Foundation

Roofing

Siding

Brick

Windows

Window Type

Energy/Heating

Heating oil

Heating System

Convection baseboards, Hot water

Basement

6 feet and more, Finished basement

Bathroom

Ensuite bathroom

Washer/Dryer (installation)

Fireplace-Stove

Wood fireplace

Kitchen Cabinets

Equipment/Services

Central air conditioning

Rented Equipment (monthly)

Renovations

Pool

Parking

Driveway (4), Garage (2)

Driveway

Asphalt

Garage

Built-in

Carport

Lot

Fenced

Topography

Distinctive Features

Cul-de-sac

Water (access)

View

Panoramic, View of the city

Proximity

CEGEP, Elementary school, High school, Highway, Hospital, Park, Public transportation, University

Inclusions

2 Fridges, Cooktop, Oven, Microwave, Dishwasher, Banquette, Fridge in basement.

Exclusions

Freezer in basement, Washer, Dryer, all Light Fixtures and Window Treatments.

MLS® Remarks

SPACIOUS 3+1 BDRM RESIDENCE ON A QUIET CUL DE SAC W/OVER 10,000 SQ. FT. OF LAND WAITING FOR YOUR SPECIAL TOUCH! THE OPEN CONCEPT LIVING/DINING ROOM W/FRENCH DOORS LEADING ONTO THE TERRACE/GARDEN IS IDEAL FOR LAVISH ENTERTAINING! WITH ITS WONDERFUL VIEWS & 2 CAR GARAGE, A VISIT IS A MUST! SEE ADDENDUM

[Internet Remarks](#)

Addendum

FEATURES OF THIS HOME:

- DELIGHTFULLY BRIGHT DETACHED SPLIT-LEVEL HOME ON A 10,779 SQ.FT. PRIVATE LOT
 - LARGE ENTRANCE HALL WITH POWDER ROOM GREETES YOU UPON ENTERING
 - DESCEND INTO THE FABULOUS LOWER LEVEL WITH AN OPEN CONCEPT LIVING/DINING ROOM WITH A DEN ALCOVE, FIREPLACE (TO BE VERIFIED BY PURCHASERS), WET-BAR AND FRENCH DOORS LEADING ONTO THE LARGE PRIVATE TERRACE AND GARDEN
 - RENOVATED GRANITE KITCHEN WITH A WORKING ISLAND, COMPUTER STATION, SEPARATE SIDE ENTRANCE AND DINETTE WITH FRENCH DOORS OPENING ONTO THE GARDEN
- UPPER LEVEL

- ORIGINALLY WAS 5 BEDROOMS NOW CONVERTED TO 3
- LARGE MASTER SUITE WITH HIS AND HERS CLOSETS, ENSUITE BATH WITH JACUZZI STYLE TUB AND FABULOUS SOUTHERN VIEWS
- 2 GOOD-SIZED BEDROOMS EACH WITH CLOSETS
- 2 FAMILY BATHS
BASEMENT
- LARGE FAMILY ROOM WITH FIREPLACE (NON-FUNCTIONAL-TO BE VERIFIED BY PURCHASERS)
- BEDROOM WITH ADJOINING BATHROOM
- LAUNDRY ROOM WITH SMALL SECOND KITCHEN AREA
- TONS OF STORAGE
MISC.
- 2-CAR INTEGRATED GARAGE WITH 4-CAR EXTERIOR PARKING
- CENTRAL AIR-CONDITIONING/HUMIDIFICATION SYSTEMS
- HARDWOOD FLOORS MOSTLY THROUGHOUT, RECESSED LIGHTING
- INTERCOM SYSTEM (TO BE VERIFIED BY PURCHASERS)
***THIS HOME IS TRULY A PERFECT RENOVATION PROJECT AWAITING THE COUPLE OR SMALL FAMILY WHO ENJOY ENTERTAINING AND LOVE COUNTRY LIVING IN THE CITY!
** SEE LISTING AGENTS FOR SELLERS' DECLARATIONS

Seller's Declaration

No

Previous · Next · **[1]** · [Top of page](#)

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