



**Jay Deakin**, Certified Residential and Commercial Real Estate Broker AEO  
**IMMEUBLES DEAKIN REALTY**  
 Real Estate Agency  
 332, Lakeshore  
 Pointe-Claire (QC) H9S 4L7  
<http://www.deakinrealty.ca>

514-295-5855 / 514-695-2575

[jay@deakinrealty.ca](mailto:jay@deakinrealty.ca)



**Centris No.** 23947850 (Active)



**\$1,195,000**

**31 Crois. Muir Park  
 Senneville  
 H9X 1T9**

**Region** Montréal  
**Neighbourhood**  
**Near** Senneville Road  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1963
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	33.1 X 61.6 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2024)
<b>Lot Size</b>	132.6 X 120 ft	<b>File Number</b>	
<b>Lot Area</b>	15,861.69 sqft	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre</b>	1977008	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2024	<b>Municipal</b>	\$4,996 (2024)	<b>Common Exp.</b>	
<b>Lot</b>	\$442,900	<b>School</b>	\$693 (2024)	<b>Electricity</b>	
<b>Building</b>	\$450,200	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$893,100 (133.80%)	<b>Total</b>	\$5,689	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>						
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	20.6 X 13 ft	Wood	Fireplace-Stove.		
GF	Dining room	11 X 14 ft	Wood			
GF	Kitchen	14.6 X 17 ft	Laminate floor			
GF	Family room	16 X 12 ft	Laminate floor	Fireplace-Stove.		
GF	Solarium/Sunroom	21 X 10 ft	Laminate floor			
2	Primary bedroom	11.6 X 18.6 ft	Wood	+ ensuite & walk-in		
2	Bedroom	14.6 X 12.6 ft	Wood			
2	Bedroom	14.6 X 10 ft	Wood			
2	Bedroom	9.6 X 10.6 ft	Wood			
BA1	Playroom	30 X 10 ft	Laminate floor			
BA1	Storage	11 X 25 ft	Concrete			
BA1	Workshop	12 X 12 ft	Concrete			

## Features

<b>Sewage System</b>	Septic tank	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	Heated, Inground
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (8), Garage (2)
<b>Siding</b>		<b>Driveway</b>	Asphalt, Double width or more
<b>Windows</b>		<b>Garage</b>	Double width or more
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	Bordered by hedges
<b>Heating System</b>	Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	laundry closet (1st level/Ground floor)	<b>View</b>	
<b>Fireplace-Stove</b>		<b>Proximity</b>	Bicycle path, CEGEP, Commuter train, High school, Highway, Park, Public transportation, University
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Central air conditioning	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

## Inclusions

Fridge, stove, dishwasher, washer, dryer, all light fixtures, all blinds, all pool accessories, pool table, security cameras.

## Exclusions

## Remarks

Charming Senneville village cottage nestled on ultra-private crescent with no through traffic. Huge west-facing yard with in-ground pool and large patio bounded by mature cedars. A short walk to the community pool, and the restaurants, shops, & cafés, along Ste Anne de Bellevue village's waterfront boardwalk. Solid 1960s brick construction, well maintained with quality updates inside and out. All the elements of a perfect family forever home. Enjoy the tranquility of country living with easy access to downtown and all essential amenities.

## Addendum

Classic cross-hall plan with formal living and dining room and oak hardwood floors throughout. Renovated eat-in kitchen and cozy family room with fireplace and doors to enclosed porch/sunroom. Second level with 4 bedrooms, 2 updated bathrooms, including spacious primary suite with walk-in and ensuite bathroom. Finished basement with playroom, workshop, and ample storage.

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

## Seller's Declaration

Yes SD-52682

## Source

IMMEUBLES DEAKIN REALTY, 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.