

ROYAL LEPAGE VILLAGE
 Real Estate Agency
 263-C, boul. St-Jean
 Pointe-Claire (QC) H9R 3J1
<https://www.royallepagevillage.com>

Office : 514-694-2121
 Fax : 1-855-947-4757
 villagepc@royallepage.ca



Centris No. 19046064 (Active)



\$595,000

**9151 Rue Boisjoli
 Montréal (Pierrefonds-Roxboro)
 H8Y 3N2**

Region Montréal
Neighbourhood Pierrefonds/East
Near
Body of Water

Property Type	Two or more storey	Year Built	1990
Building Type	Semi-detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size		File Number	
Lot Area	4,509 sqft	Occupancy	95 days PP/PR Accepted
Cadastre	1900047	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$3,507 (2025)	Common Exp.	
Lot	\$222,900	School	\$410 (2025)	Electricity	\$2,280
Building	\$303,100	Infrastructure		Oil	
		Water		Gas	
Total	\$526,000 (113.12%)	Total	\$3,917	Total	\$2,280

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	11.4 X 17.5 ft	Parquetry	Fireplace-Stove.	
GF	Dining room	11 X 10.3 ft	Parquetry		
GF	Kitchen	10.8 X 9.5 ft	Ceramic		
GF	Powder room	7.2 X 7 ft	Ceramic		
2	Primary bedroom	11.4 X 19.2 ft	Carpet		
2	Bedroom	9.4 X 11.9 ft	Carpet		
2	Bedroom	10.8 X 15.7 ft	Carpet		
2	Bathroom	11.2 X 6.3 ft	Ceramic		
BA1	Playroom	21.1 X 6 ft	Carpet		
Additional Space	Garage		Size	10.9 X 19.10 ft	

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$13)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (2), Garage (1)
Siding		Driveway	Asphalt
Windows		Garage	Attached, Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	
Basement	Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	closet (1st level/Ground floor)	View	
Fireplace-Stove		Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Wall-mounted air conditioning, Wall-mounted heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	Stair lift
Pets			

Inclusions

Exclusions

Remarks

This delightful corner unit family home offers everything you need for comfortable living . With three generously sized bedrooms, it provides plenty of space for your growing family. The bright and airy interior is enhanced by large windows that bathe the home in natural light. Step outside into a beautiful private backyard, perfect for outdoor relaxation. Ideally located, this home is surrounded by a range of convenient amenities, including parks, schools, public transport, and much more!

Addendum

-The sale is made without legal warranty of quality at the buyer's own risk and peril.

-A new Certificate of location was ordered.

Sale with exclusion(s) of legal warranty : The sale is made without legal warranty of quality at the buyer's own risk and peril.

Seller's Declaration

Yes SD-68390

Source

ROYAL LEPAGE VILLAGE, 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.



Frontage



Interior



Powder room



Kitchen



Kitchen



Kitchen



Kitchen



Dining room



Dining room



Dining room



Overall view



Living room



Overall view



Living room



Hall



Primary bedroom



Balcony



Primary bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bathroom