

**\$299,900****Centris® No. 22129373****(Active)****Seller's Declaration**

Yes

15676 Rue du Bosquet Pierrefonds-Roxboro (Montréal) H9H  
1X2 (Pinewood)
[See all pictures \(17\)](#)
[Financial Functions](#)

<b>Property Type</b>	Bungalow	<b>Occupancy</b>	60 days PP/PR Accepted
<b>Building Type</b>	Detached	<b>Deed of Sale Signature</b>	60 days PP/PR Accepted
<b>Year Built</b>	1962	<b>Lot Eval.</b>	\$159,400
<b>Expected Delivery Date</b>		<b>Building Eval.</b>	\$142,200
<b>Building Size</b>	42.1 X 25.1 ft / 12.84 X 7.65 m	<b>Mun. Taxes</b>	\$2,617 (2016)
<b>Living Area</b>		<b>School Taxes</b>	\$534 (2015)
<b>Lot Size</b>	66 X 100.0 ft / 20.11 X 30.48 m	<b>Additional Rev.</b>	No
<b>Lot Area</b>	6,600.43 sqft / 613.2 sqm	<b>Intergenerational Seasonal</b>	
<b>Cert. of Location</b>	Yes (2011)		
<b>Body of Water</b>			

**No. of Rooms** 9    **No. of Bedrooms** 3+1    **No. of Bathrooms and Powder Rooms** 2+0

Level	Room	Dimensions (Imperial)	Dimensions (Metric)	Floor Covering
GF	Kitchen	9.9 X 20 ft	2.97 X 6.10 m	Ceramic
GF	Living room	17 X 13 ft	5.18 X 3.96 m	Wood
GF	Master bedroom	12 X 9.10 ft	3.66 X 3.00 m	Wood
GF	Bedroom	10 X 8.4 ft	3.05 X 2.54 m	Wood
GF	Bedroom	9.10 X 9.9 ft	3.00 X 2.97 m	Wood
GF	Bathroom	6.11 X 9.8 ft	2.11 X 2.95 m	Ceramic
BA1	Bedroom	11 X 9.2 ft	3.35 X 2.79 m	Laminate floor
BA1	Family room	11 X 17.6 ft	3.35 X 5.33 m	Laminate floor
BA1	Bathroom	7.4 X 5.10 ft	2.24 X 1.78 m	Ceramic
BA1	Laundry room	11.7 X 6.9 ft	3.53 X 2.06 m	Concrete

<b>Sewage System</b>	Municipality
<b>Water Supply</b>	Municipality
<b>Pool</b>	
<b>Parking</b>	Driveway (3), Garage (1)
<b>Heating System</b>	Forced air
<b>Water (access)</b>	
<b>Fireplace-Stove Equip./Serv.</b>	Wood fireplace Central air conditioning, Central vacuum cleaner system installation, Electric garage door opener
<b>Renovations</b>	Bathroom - 2015 (\$7,000), Basement - 2016 (\$3,000), patio - 2013 (\$5,000)

**Inclusions**

stove , fridge, dishwasher, vacuum cleaner and accessories.

**Exclusions**

washer, dryer

**Broker - Remarks**

Cozy, bright and well-maintained bungalow in Pierrefonds. Beautiful quiet, family-friendly neighborhood with lush mature trees. Enjoy 3 bedrooms +1 with 2 full bathrooms. Hardwood floors on the main floor, big kitchen facing new patio and a wooded backyard. Lots of updates, well isolated walls, new floors in the basement and lots of extra storage.

**Addendum**

Cozy, bright and well-maintained bungalow in central Pierrefonds. Beautiful quiet, family-friendly neighborhood with lush mature trees. Enjoy 3 bedrooms +1 with 2 full bathrooms. Hardwood floors on the main floor, big kitchen facing new patio and a wooded backyard. Lots of updates, well isolated walls, new floating floors in the basement and lots of extra storage.

**Source**

IMMOBILIÈRE ET FINANCE PORT ET MOUNT 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.

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