

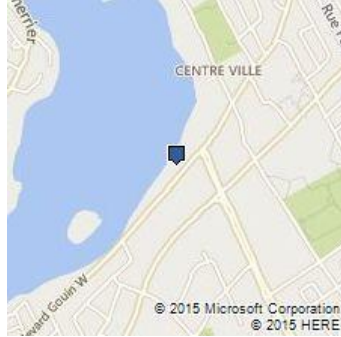


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Centris® No. 25887177 (Active)



\$1,995,000

14427 Boul. Gouin O.
Pierrefonds-Roxboro (Montréal)
H9H 1A9

Region Montréal
Neighbourhood Pierrefonds/Central West
Near Boul St-Jean
Body of Water Riviere des Prairies

Property Type	Two or more storey	Year Built	2011
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Repossession	
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size	90 X ft irr	File Number	
Lot Area	25,220 sqft	Occupancy	90 days PP/PR Accepted
Cadastre	1842823	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2015	Municipal	\$11,407 (2014)	Common Exp.	
Lot	\$492,000	School	\$2,423 (2015)	Electricity	\$6,370
Building	\$864,100	Infrastructure		Oil	
		Water		Gas	
Total	\$1,356,100	Total	\$13,830	Total	\$6,370

Room(s) and Additional Space(s)					
No. of Rooms	11	No. of Bedrooms	5+0	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	15.11 X 14.7 ft	Wood		
GF	Dining room	14.10 X 17.5 ft	Wood		
GF	Family room	19.4 X 17.8 ft	Wood		
GF	Kitchen	21.2 X 25.9 ft	Wood	+Dinette	
GF	Den	9 X 8.2 ft	Wood		
GF	Playroom	35 X 16.2 ft	Wood		
2	Master bedroom	27 X 18.2 ft	Wood		
2	Bedroom	16.4 X 17 ft	Wood		
2	Bedroom	16.2 X 17 ft	Wood		
2	Bedroom	12.2 X 16.11 ft	Wood		
2	Bedroom	12.5 X 7.9 ft	Wood		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Concrete slab on ground, Poured concrete	Pool	Heated, Inground, Sit-in pool
Roofing		Parking	Driveway (10), Garage (3)
Siding	Stone	Driveway	Double width or more, Paving stone
Windows		Garage	Attached, Built-in, Double width or more, Heated
Window Type		Carport	
Energy/Heating	Electricity	Lot	Bordered by hedges, Landscaped
Heating System	Forced air	Topography	
Basement	None	Distinctive Features	
Bathroom	Ensuite bathroom, Separate shower	Water (access)	Access, Navigable, Waterfront
Washer/Dryer (installation)	Laundry room (1st level/Ground floor)	View	Panoramic, View of the water
Fireplace-Stove	Gas fireplace	Proximity	Bicycle path, CEGEP, Commuter train, Elementary school, High school, Park, Public transportation
Kitchen Cabinets	Wood, Marble counter / Onyx backsplash	Building's Distinctive Features	
Equipment/Services	Air exchange system, Intercom, Electric garage door opener, Alarm system, Central heat pump	Energy efficiency	

Inclusions

Window coverings, light fixtures, subzero fridge, wolf Industrial oven & stove, wine fridge, dishwasher, coffee machine, 3 garage door openers, camera sys, alarm, irrigation sys, 2 heat pumps, 2 furnaces, central vacuum and accessories, outside mini fridge, built-in BBQ, cabana, outdoor music sys.

Exclusions

Curtains in living room and dining room, light fixtures in family room and billiard room, TV in kitchen and billiard room, washer, dryer, 4 sconces in dining room and entrance. Propane tank is rented for fireplaces and stove.

Broker - Remarks

Stunning, unique waterfront custom built Executive residence offers the outmost in luxury, premium quality and privacy. Impressive family room with 21ft ceiling with large windows overlooking a panoramic landscape designed by a specialized outdoor designer to showcase a breathtaking property that is fit for any architectural design catalogue.

Addendum

This executive residence has been featured in an outdoor home magazine and has been requested (owners have declined) to be featured as a set, in a movie.

Drive up to this imposing stone façade waterfront executive estate set back from the street on 25,000 sq. ft lot. Long unistone driveway with built in lighting that accommodates at least 10 cars.

Featuring:

- *11 ft. ceiling on the main & 9ft on 2nd floor
- *8 ft. custom built solid wood Italian doors
- *Brazilian maple hardwood floors from Capital Carpet
- *Custom iron rod black & silver- leaf railing by P. Poisson
- *Kitchen and bathroom cabinets hand made by Alain Lavigne
- *Flooring from Ciot
- *Bathroom fixture from Plomberium
- *Wainscoting throughout by House of Carpentry

Custom hand-built gourmet kitchen filled with charm and character featuring: hardwood Brazilian floors, oversized island,

marble counter tops and Onyx backsplash.

The architecturally designed grounds feature: a covered outdoor kitchen with sink, mini fridge built in BBQ, lighting, Quartz counter perfect for entertaining. Next to the outdoor kitchen you have a covered living area with lighting and private cedar wood wall. Fire pit to take in the evening tranquility, sit-in heated in-ground pool with double Lion fountains, waterfall, private boat dock, 4 outside speakers, mature trees & cedar hedges, gazebo, private docks with lighting to enjoy Rivier de Prairie up close by day and by night.

Family has exceptional 21ft ceiling open to the 2nd floor with incredible water view through the huge reinforced floor to ceiling windows. Why have a playroom and pool-room in the basement if you can have it on the main floor to take advantage of the water view and adjacent cigar room.

Master bedroom with water view, organized walk-in closet and ensuite bathroom to die for featuring: marble counter tops, 2 person, rain shower with glass doors, free standing bathtub and marble floors

2 bedrooms with a large sized Jack and Jill bathroom.

Seller's Declaration

Yes SD-2439

Source

GROUPE SUTTON - EXPERT FD, 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



Backyard



Water view



Backyard



Back facade



Backyard



Backyard



Backyard



Family room



Family room



Family room



Hall



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Living room



Family room



Playroom



Dining room



Master bedroom



Ensuite bathroom



Water view