



**Simon Beauregard**, Certified Real Estate Broker  
**GROUPE SUTTON - CENTRE OUEST INC.**  
 Real Estate Agency  
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**\$627,500**

**Centris® No.** 12233296 (Sold)

51 Hallowell Street, Westmount, H3Z 2E8 (Dorchester)

**Seller's Declaration**

No

<b>Property Type</b>	Two or more storey	<b>Occupancy</b>	90 days PP/PR Accepted
<b>Building Type</b>	Attached	<b>Deed of Sale Signature</b>	85 days PP/PR Accepted
<b>Year Built</b>	1899	<b>Lot Eval.</b>	\$163,500 (2014)
<b>Expected Delivery Date</b>		<b>Building Eval.</b>	\$502,900 (2014)
<b>Building Size</b>		<b>Mun. Taxes</b>	\$5,393 (2014)
<b>Living Area</b>		<b>School Taxes</b>	\$1,076 (2014)
<b>Lot Size</b>		<b>Date of Sale</b>	2014-05-14
<b>Lot Area</b>		<b>Selling Brokerage Firm</b>	
<b>Cert. of Location</b>	No		GROUPE SUTTON - CENTRE OUEST INC.
<b>Body of Water</b>			



Rooms	7	Bedrooms	4+0	Bathrooms and Powder Rooms	1+2
Level	Room		Size	Floor Covering	
GF	Living room		19.2 X 10.11 ft	Wood	
GF	Dining room		13.11 X 12.2 ft	Wood	
GF	Butler's Pantry		6 X 4.10 ft	Wood	
GF	Kitchen		13.4 X 8.6 ft	Tiles	
2	Bedroom		9.7 X 8.7 ft	Carpet	
2	Master bedroom		13.10 X 10.7 ft	Carpet	
2	Bedroom		10.11 X 10.8 ft	Carpet	
2	Den		9.5 X 8.7 ft	Carpet	
2	Bedroom		13.10 X 9.3 ft	Carpet	
BA1	Playroom		8 X 20 ft irr	Concrete	

**Inclusions**

Refrigerator, dishwasher, stove, microwave, washer, dryer. LVR curtains and blinds. All lighting fixtures.

**Exclusions**

<b>Sewage System</b>	Municipality	<b>Heating System</b>	Hot water	<b>Equip./Serv.</b>	
<b>Water Supply</b>	Municipality	<b>Water (access)</b>			
<b>Pool</b>					
<b>Parking</b>	Driveway (1), Garage (2)	<b>Fireplace-Stove</b>	No	<b>Renovations</b>	

Lovely Victorian home directly across from the park. High ceilings, gorgeous front bay window, butler's pantry, kitchen with door to balcony and garden. Ground floor powder room. Upstairs, four bedrooms plus an open den with skylight. Basement is large and open, with access to double, tandem garage. Parking for one more car in the driveway.

Source: RE/MAX ACTION INC., Real Estate Agency

Prepared by Simon Beauregard, Certified Real Estate Broker on 2014-06-21 at 0:25 am