Spotlight on Real Estate

May 14, 2019

Pull-out section



67 Forden Crescent on May 11. Photo: Ralph Thompson for the Westmount Independent.

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MID-LEVEL WESTMOUNT Close to everything. Traditional 3 + 1 bedroom cottage. Integrated garage + exceptional backyard. \$2,315,000



NDG Beaconsfield Avenue Renovated Duplex, garage, steps to Monkland Village. \$999,000

2018 review: New tax roll coming, likely 25+% higher Westmount real estate: Volume tails off as prices rise



Real Estate

Andy Dodge CRA (Ret.)

Note: The following article relates to the registration of deeds of sale for Westmount property for all of 2018. A list of sales, arranged alphabetically by street and by type of property, can be found starting on p. RE-22.

Westmount homeowners: Save the list of real estate sales in these pages. It is the basis for next year's municipal valuation roll, and if you're shocked at the value not the increase, the actual value - you will have to compare your house to these 2018 sales.

Only 164 one- and two-family dwellings sold in 2018 - 157 houses and seven duplexes - compared to 208 in the previous year and an average over the past decade of almost 173 sales. It was the lowest annual volume since 2009 or 2013, each of which recorded 145 sales. On the other hand, prices kept rising for most of 2018

despite the slow turnover, with the average adjusted price climbing over \$2 million by the end of the year.

27-percent increase basis for tax roll

Perhaps more importantly, the average adjusted price for all of 2018 was \$1,986,858, up some 27 percent over the same figure for 2015, whose sales formed the basis for the current valuation roll, so that means that valuations could be expected to go up some 27 percent on average. Of course, there will be differences in increases from one district or type of property to the next, but we could expect this to be the average increase for the main residential bulk of entries in Westmount.

That increase includes two consecutive years of double-digit price increases, the first time that has happened since 1997-2000, when there were four consecutive double-digit years. Whether this is in line with price increases throughout the Montreal area remains to be seen, and of course will affect the tax bills because a higher-than-average increase for Westmount would mean paying a greater share of agglomeration taxes.

The low volume may be blamed on the hesitancy of many buyers to pay \$2 million, \$3 million or more for houses that were selling for \$500,000 20 years ago, but as they became resigned to the fact that these prices were real, buyers started coming back into the market. This may be the reason why only 25 Westmount home sales were registered in the first three months of the year, while 49 sales closed between October and December, in fact more sales than in either the second or third quarters of 2018, which is when deeds are usually signed.

Of the 157 one- and two-family sales, only 11 were registered for prices under \$1 million, with 100 Abbott Ave., the house at the foot of the street facing the CP right-ofway, weighing in as the lowest price, \$579,000, back in February. Ninety more homes/duplexes, fully 57 percent of all the sales, were priced between \$1 million and \$2 million, 38 more between \$2 and \$3 million, 12 between \$3 and \$4 million, then only six higher than \$4 million. The top price of \$6,400,000 came in December, for 64 St. Sulpice Rd.; next was \$5,500,000 for 29 Ramezay Rd., in August (and that

was 19 percent less than municipal tax value), then \$4,900,000 for each of 55 Belvedere Place, again in December, and 72 Summit Circle, in March last year.

Mark-up break-down

While the 29 Ramezay mark-down was severe, it was not quite as much as for 574 Côte St. Antoine Rd., which sold for \$1 million in February, 21.1 percent less than assessment. They were two of only 13 sales that recorded mark-downs; the others were fairly evenly distributed between parity and 50 percent, then 16 came in between 50 and 100 percent above valuation, and three more sold for more than double their municipal value.

Overall, the one- and two-family dwellings sold for an average price of \$1,926,923, some 26 percent above valuation. Theoretically, it means the "typical" Westmount house, with a valuation of \$1,575,522, would have sold for \$1,986,858, up 14 percent from the corresponding figure for 2017. Adjusted prices have been over \$2 million for each of the last four months.

continued on p. RE-8



Westmount - 115 Blenheim \$995.000



NDG - 4581 Hingston \$649,000



PENTHOUSE \$1,275,000 + Taxes



Ville-Marie 1788 Joseph-Manseau \$675.000 + Taxes



Westmount - 19 Grenville \$13,500/month



NDG - 3838 Old Orchard \$1,375,000



Ville-Marie 1050 Amesbury \$2,450/month



PENTHOUSE \$1.350.000 + Taxes



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Per Centris statstics as of May 201



BUILDING PERMITS 🙀 What's permitted

Council approves 35 building permits in April

ing sign;

and landscape;

race with conditions.

were no refusals.

NDG

scape:

ing, to install a sign on a canopy;

465 Argyle: landscaping;

4045 St. Catherine: to modify an exist-

75 Rosemount Cresc .: to repair a solar-

151 Hillside: at St. Andrew's pre-school,

472 Côte St. Antoine: to modify the

46 Surrey Gardens: at a Category I

647 Belmont: to remove landscape

450 Lansdowne: to demolish a volume

ium provided the stucco is true stucco;

to convert an accessory building into an art

front walk, replace paving on the driveway

house, to rebuild the greenhouse as it ex-

isted on the south-east side of the house;

stairs going to the driveway and to land-

at the back and build a brick extension ter-

demolition, exterior construction, alter-

ation and renovation were approved at the

April 15 meeting of the city council. There

4260 Dorchester: at a Category I build-

The following 19 permit requests for

studio and replace the garage doors;

The following 16 permit requests for demolition, exterior construction, alteration and renovation were approved at the April 1 meeting of the city council. There were no refusals.

Approved

47 Thornhill: at a Category I house, to modify a rear extension;

3217 The Boulevard: landscaping work in the rear and side yards, including the construction of retaining walls to finalize work associated with construction on the principal house;

369 Grosvenor: to replace windows and a door;

4779 Sherbrooke: to replace two front doors provided they are in wood (interior and exterior) without cladding;

450 Elm: at a Category I house, to replace a front door provided its windows are preserved and that it matches the original;

488 Elm: at a Category I house, to build a rear patio and pool;

168 Côte St. Antoine: at a Category I* house, landscaping at the rear;

4937 Sherbrooke: at a Category I build-



786 Upper Belmont | Stunning 4 bdrm renovated stone tudor. Turn Key. Revised price \$2,175,000 **RECENT SALES**

Laurentians





Bois Franc





Griffintown

ing, to restore an existing garage;

529 Clarke: at a Category I house, to replace windows on the front and the garage door provided they are in wood (interior and exterior) without cladding;

721 Upper Roslyn: to repair stucco walls;

3252 The Boulevard: to make a patio door and a window opening on the rear facade provided that window #3 is composed of two double casements with divisions as per the original windows on the upper floor;

3186 The Boulevard: to replace some doors and windows with certain conditions including that windows designated #16 and #17 are as the original ones;

48 Chesterfield: at Category I house, to replace a window and a door on the rear façade provided the window is made of wood (interior and exterior) and that the patio door has a thicker frame;

11 Windsor: to replace a window;

605 Belmont: to replace windows provided they have divisions on the upper and bottom sash as per the original ones:

645 Victoria: two permits, one to make a patio door opening on the rear façade provided the patio door has a thicker frame and three panels instead of two; another to modify an existing solarium at the rear;

77 Holton: to modify the front steps on condition the wood is painted as stated in

article 5.4.2 of Guidelines for Renovating and Building in Westmount;

641 Grosvenor: to replace some windows

4911 de Maisonneuve: to replace windows:

15 Surrey Gardens: landscaping in the front yard;

488 Lansdowne: to replace a door and windows provided the balcony door is made of wood (interior and exterior) without cladding;

791 Upper Belmont: to replace some windows on condition they have SDL divisions as the originals and that window designated H is a swing type;

331 Elm: to replace some doors and windows provided the front balcony is in wood (interior and exterior) without cladding;

654 Lansdowne: to replace windows and doors and modify the opening on the rear façade provided the front doors (#16 and #27) are made of wood (interior and exterior) without any cladding, that the rear patio door (#18) has a thicker frame and three panels instead of two, and that the basement door (#1) has a smaller window in such a way that the frame is in continuity with the bottom panels;

321 Prince Albert: to replace some windows and doors on condition that windows #005 consist of five panels as existing ones.

Recycling ideas



Was this collection of refuse containers photographed May 3 on Claremont near Burton Ave. art? Political commentary? A child's fort? Or just practical tidying-up? PHOTO: INDEPENDENT.

514-816-3648 Century 21 Vision

Debbie Sharif Real Estate Broker



106 av. Sunnyside, Westmount \$2,290,000



93 rue Hallowell, Westmount \$1,098,000



162 av. Hillside, Westmount \$959,000



3038 boul. Le Boulevard, Ville-Marie (Montréal)



5568 av. Randall, Côte-Saint-Luc \$2,990,000



4856 rue Ste-Catherine O., Westmount \$859,000

SOLD

3223 boul. Le Boulevard,

Westmount

3 Place Northview,

Dollard-Des Ormeaux \$2,295,000



4458 rue Sherbrooke O., Westmount \$1,590,000 +GST/QST



3032 boul. Le Boulevard, Ville-Marie (Montréal)

COMMERCIAL

2122-2124 rue Drummond, Ville-Marie



1830 ch. du Bord-du-Lac-Lakeshore, Dorval \$4,190,000

ACCEPTED OFFER

3545 rue de Louxor,

Brossard



SOLD 3715 av. Cerisiers, Brossard



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Almost finished



This house on Westmount Ave. east of Forden, photographed on May 7, is one of the few new houses built in Westmount in recent years. The photos at the right are from October 26, top, and June 8 of 2018.

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Introducing



NEW | CDN - NDG | \$1,550,000 Location! Superb spacious triplex with large land. 2 garage. MLS. 9640849.



FOR RENT | SHAUGHNESSY |\$3,600 Spacious & quiet family residence with 4 bdr. 2+1 bth. 1 parking spot. MLS. 19823239



FOR SALE | OLD PORT | \$1,090,000 In the heart of the Old-Montreal, unique 2 storey apt with 3 bdr. Terrace. Garage. MLS. 28686938.



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Carmen Berlie



2018 Review, cont'd. from p. RE-3

Condos

Condominium prices, counting in both high-rise apartments and shares of former duplexes/triplexes, did well last year, going up 19 percent between 2017 and 2018, after three years of virtual stagnation. That means that the valuations will probably go up less on condos than on single-family dwellings in the new valuation roll, though differences abound building by building, especially where individual garage valuations are concerned.

The price of some high-rise condos moved into the \$2-million and even \$3million category, particularly the upper floors at 1 Wood Ave. and 215 Redfern Ave., the latter of which brought the highest price, at \$3,499,999, for Apt. 608. The lowest condo price for the year was \$250,000 for an apartment at 4500 de Maisonneuve Blvd., corner Melville Ave., one of only two condos of any type to sell for less than \$300,000. One of the highpriced apartments at 1 Wood Ave. brought the highest mark-up over municipal valuation last year, while a first-floor apartment at 215 Redfern brought the biggest mark-down of the year.

Duplexes

Besides 11 sales of duplex-type condominiums, another 7 shares of duplexes, triplexes and low-rise apartments sold as co-op units, including the sale of 1 Parkman Place (plus the bachelor apartment in the basement) for \$1,300,000, the only coop to clear \$1 million. Other co-op units ranged down to \$427,500 for a small unit at 19 Chesterfield Ave. Not included here are co-op apartments at 2-3 Westmount Square and 435-37-39 Grosvenor Ave., where buyers purchase shares of the building, which are not registered in the registry office.

Three full triplexes sold last year for prices between \$1,325,000 and \$1,775,000. Five commercial condo sales – which appear to be getting more popular these days – changed hands, including one group of four offices at 4120 St. Catherine St., which sold for \$2,500,000.

Commercial

Other sales during 2018 include the one-storey commercial building at 65 Hillside Ave., corner Metcalfe Ave., which is now being cleared for development of a group of townhouses, and what was (by December) cleared land at 51 Delavigne Rd. where a new house is now being built...apparently the price includes the new house.

The historic sales last year involved the Hillside Armoury, 1-3 Hillside Ave., where plans for renovation have yet to be revealed, and the Mountainside United Church, 687 Roslyn Ave., corner The Boulevard.

Three generations of trilingual women. Hundreds of transactions.



Bunny Berke R E A L E S TA TE BROKER bberke@profusion.global 514.347.1928 PROFUSION I M M O B I L I E R PROFUSION REALTY INC. - REAL ESTATE AGENCY PROFUSION REALTY INC. - REAL ESTATE AGENCY Bunny was reliable, responsible, knowledgeable and professional, and was always available to meet prospective purchasers and their agents, even when we were out of town. We sold our house in a relatively short time, and in fact received four different offers. She went above and beyond our level of expectations, and we would definitely recommend her services to anyone who is thinking of buying or selling a home. - M&R V Bunny made me feel like she had all the time in the world to discuss what I was looking for. This, to me, was very surprising as I was only looking for a one year rental, and yet she treated me as If I was looking to buy a multimillion dollar home. she was there from the beginning, all the way up to the signing in the notary's office as I received the keys. Bunny became much more than an agent to me, she became a friend. — SA



WESTMOUNT | ELM **\$6,900/month**

Beautiful home on the flat, close to Greene Avenue and downtown. Renovated and well-maintained over the years. **MLS 20379060**



WESTMOUNT | DORCHESTER

Stunning turn-of-the-century residence with rich period details including original woodwork and mouldings, lofty ceilings, generous room sizes.



WENTWORTH-NORD | RENÉ \$1,995,000

Renovated country estate located on over 25 acres with 1,476 feet of private lakefront with its own beach and boat dock. **MLS 19369420**



CÔTE-ST-LUC | MARC-CHAGALL **\$665,000** 2+1 bedroom unit in "La Marquise". Amenities include pool, gym, party room, 24h doorman, rental suite for guests, 2-car garage. **MLS 20188724**

BUILDING PERMITS 😭 What's permitted

Council approves 21 building permits May 6, refuses 1

The following 21 permit requests for demolition, exterior construction, alteration and renovation were approved at the May 6 meeting of the city council. There were no refusals.

Approved

3270 Cedar: at a Category I house, to build a double garage with a roof terrace at the rear, with distinct kitchenette and powder room accessible on the poolside;

2307 Dorchester: to build the Westmount portion of a 38-storey tower to house apartments for senior citizens and luxury condos accessible from distinct entrances (see story p. 18);

598 Lansdowne: to replace some windows, landscape and make an opening in the back wall for a patio door with certain conditions for the windows;

641 Murray Hill: to modify the walkway and front hand rail;

498 Elm: three permits, one to replace the handrail of the front stairs, another to replace the front door and one to do landscaping on the property including building a fence and retaining wall along the side of the property and adding stairs on either side of the driveway provided the new retailing wall is built in, or faced with, natural stone;

40 Arlington: to do landscaping at the rear;

3217 The Boulevard: to complete the construction work which began under a previous permit;

4873 Westmount: at Marianopolis, to modify the heating and cooling systems including installation of a mechanical unit on the roof as well as changes to the sprinkler system and emergency stairs, paving repairs, replacement of a window by one with a grill and to replace some windows provided they are in wood, and doors;

666 Grosvenor: to replace some windows with certain conditions;

4377 Westmount: to install a fence and do landscaping in the back yard;

344 Kensington: to replace a front door provided it is the same as the existing one given the house is part of an architectural ensemble;

654 Lansdowne: to demolish a rear balcony, build a new garage and balcony in the rear yard;

116 Aberdeen: to build a deck and do

landscaping in the rear yard provided that the new retaining wall (with an L-shape) is stone or stone-faced with Montreal limestone (or matches the existing stone walls) given that it is visible from the neighbouring property;

524 Mount Pleasant: at a Category I house to replace a window given that the proposal is similar to other existing windows previously approved in 2012;

295 Victoria: to do landscaping and plant new trees;

634 Grosvenor: to modify a rear deck; 4387 Westmount: to modify the walkway in the front yard, to install a new fence and to do landscaping;

4488 St. Catherine: repair masonry, replace balcony railings and repair balconies on condition the colour of the balconies harmonizes with the building;

3233 The Boulevard: at The Study, a Category I building, to modify the secondary stairs on Braeside Place and plant containers where they meet the public sidewalk.

Refused

3120 Daulac: at a Category 1* house, to



295 Victoria on May 13.

Photo: Independent

build a four-storey addition that requires demolition of a small original wing to build an indoor pool, library, master suite and add an elevator on the back façade.

The Planning Advisory Committee recommended that council refuse the request given that this is a Category I* heritage building, which is to be kept intact.



514-502-0777 shoma@sutton.com susanhoma.com



181 Brock S. #205, Montreal-Ouest asking \$399,000







57 Sunnyside Ave. Westmount

Groupe Sutton – Centre-Ouest Inc. 245 av. Victoria, 20, Westmount, QC H3Z 2M6





asking \$4,150,000



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3300 TROIE PH 906 LOCATION! This sun-filled 2-storey corner PENTHOUSE will seduce you on the 1st visit! 2+1 bedrooms, 2 bathrooms + a private 1500 s.f. terrace! \$699,000 MLS 23991000



2365 ST. PATRICK #415 Welcome to the MYST! This 1 bedroom/2 bath unit with garage faces the canal and offers an unparalleled lifestyle! From the floating rooftop pool, to the private kayak docks, this condo has it all! \$679,000 MLS 20281837

MOUNT



6565 DUNCAN

JUST LISTED! Welcome to NDG's best kept secret! This 3 bedroom, 11/2 bath home has endless potential on a quiet oneway street. Perfect as a small family home, or easy to extend into your dream house with pool-sized lot! Central air + integrated garage! **\$579,000** MLS 27640586

WESTMOUNT



6803 ABRAHAM DE SOLA #408 \$469,000 MLS 15750617

396 OLIVIER #9 \$1,895/mo. MLS 28298120

396 OLIVIER #14 \$1,195/mo. MLS 19312480

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NEW TO MARKET 23 Edgehill, Westmount \$7,950,000.00





Martin Rouleau

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William Gong

坐落在皇家山上的稀有豪宅,位于23Edgehil,占地10,752英尺, 正以它经典雅致的设计吸引着路人的目光。豪宅由著名的蒙特利 尔建筑师Phillip Hazan设计,共5层,7间卧室,6+2浴室,8室内 车库。

它不仅在视觉上具有冲击力,而且整个设计符合人体工学,极具 实用性。配置有:最大的别墅电梯;全加热地板和楼梯贯穿整 座豪宅(包括车库);令人惊叹的21尺挑高客厅;专业厨师级厨 房;步入式酒窖可容约1500瓶藏酒。整座建筑为钢混结构,运用 简约的几何图形,跟随自然光线的变化,塑造丰富的艺术感官, 让诗意般的宁静与柔美在室内流淌。豪宅周围是大片的绿树,米 白色的圣马克石灰岩外墙格外醒目,与绿色的植物交相辉映,更 有一种自然的意境之美。

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Short answer: Quebec (44%) and China (27%) Where 2018's buyers were married

By Andy Dodge

Note: The following article relates to the civil status of Westmount buyers of one- and twofamily dwellings, condominiums and co-ops, as related by the notaries in the title deeds registered in 2018.

Chinese-married buyers of Westmount real estate continued to be a strong factor last year, though the percentage dipped slightly from what we recorded in 2017. Of 126 residential transactions whose deeds included the marital status of the buyers, 33 – or 27 percent – were married in China, more than half the number married in Quebec (56) but far more than were married in any other province or country. The next-highest non-Quebec number last year was seven married in France, then four each in Ontario, the United States and South Korea.

Notaries record the place of marriage for buyers and sellers to determine the type of contract in case of death or divorce; each country has its own rules to determine whether the couple is separate or common as to property, thus whether the spouse has any rights in the property.

In 2017, 51 Chinese-wed families purchased properties in Westmount, representing 33 percent of the number whose wedding places we could ascertain. The corresponding number of Quebec-married buyers was 71 in 2017. For last year, 33 Chinese-married buyers and 56 Quebecmarried ones make up the only significant statistics, accounting for 70 percent between them. Though volume was significantly lower in 2018 compared to the previous year, the percentages for Quebecand China-married buyers are remarkably consistent: 45.5 percent and 44.4 percent wed in Quebec, 32.7 percent and 26.6 percent wed in China.

Last year, of 233 sales of residential property, the deeds ignored the buyers' place of marriage in 45 documents, and another 16 times the property was purchased by a corporation or family trust. In another 12 cases two buyers, both single, purchased properties together, while two others had buyers who had been divorced, but not from each other. Fifteen single buyers were also recorded, along with 13 who were divorced and another four who were widowed at the time of purchase.

Construction coming along



This house under construction at 51 Delavigne Rd. sold for \$3.3 million in December.



Hampstead: 210 Netherwood Fabulous 4 Bedroom Cottage with Huge Gardens. Cross Hall Plan & Ground floor Den, 2 Garages. \$1,388,000



Hampstead: 5700 Queen Mary Amazing 4 Story Cottage. 6 Bedrooms, 4 Baths + Powder Room. Fabulous Park Location. \$1,488,0



Montreal West: 146 Sheraton Stunning 4+1 Cottage, Golf Course VIEWS. 2 Garages, Huge Kitchen & Dinette. \$998,000



y Westmount: 15 Renfrew Cul de Sac near Murray Hill Park. 4+1 Cottage. Gorgeous Backyard. Beautiful Oak Floors & Trim. \$1,488,000 New Playroom. \$1,898,000

SANDRA ZELIKOVIC 514-827-6793 – szell@videotron.ca www.SandraZelikovic.com Re/Max Action S.Z. – Chairman Club 2016-17

JOSEPH MAROVIICH RESIDENTIAL & COMMERCIAL BROKER 514-825-8771



732 Lexington, Westmount \$2,595,000 MLS 14929270



3830 Dandurand, Rosemont \$1,175,000 MLS 17931413 REMAX Action Inc | 122 122 ch d'Esterel, Esterel \$525,000 MLS 21927546



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REMAX Action Inc | 1225 Greene Ave | Westmount







CHRISTI

INTERNATIONAL REAL ESTATE

MLS 25207479 - 807 - 1455 Rue Sherbrooke O. (Ville-Marie) The perfect balance of an open-concept contemporary floor plan and classic proportions. Designer conceived and executed; 2,024 sqft., 3 bedrooms, 3+1 bathrooms, 1 garage space. Splendid northern mountain views, a superb layout.

The PORT ROYAL is one of Montreal's most prestigious buildings in the heart of the Golden Square Mile. This elegant 1.862 sq.ft.

2 bedroom / 2 bathroom apartment will impress you with its remarkable views of the mountain and city. Perfect location, just steps to

MLS 26700581 - 83 Summit Cr. (Westmount) Magnificent contemporary style home on a spectacular double lot (approx. 14,000+ sq.ft.) in Upper Westmount with pool size grounds. Gracious 4 bedroom home with large open concept ground-floor and double garage.



PROFUSION

IMMOBILIER





MLS 9997484 - 36 Summit Cr. (Westmount)

Stately Stone residence on a gorgeous pool size lot in Upper Westmount, boasting fabulous views of the City. This traditional 4 bedroom, three-story home is flooded with natural light thanks to its Southern exposure.



The Museum of Fine Arts, elegant shopping and refined dining.

MLS 15483692 - 307 - 1545 Dr. Penfield (Ville-Marie)



In the Golden Square Mile, this modern, bright, 2 bedroom/2 bathroom, open concept 1,100 sq.ft. apartment. Oversized windows on a huge South facing balcony, offer a unique radiance to the entire unit. Includes 1 garage space, 24/7 security, heated pool, gym.



MLS 25920010 - 2A - 3430 Rue Peel (Ville-Marie) Magnificent 1600 sq.ft. 2 bedroom/2 bathroom apartment in prestigious Sir Robert Peel in the Golden Square Mile. Includes a large terrace off kitchen and a glass atrium off living room, 1 garage space, full service building with 24/7 doorman.

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LE SUD-OUEST | AV. ATWATER \$ 4,245,000



WESTMOUNT I AV. TRAFALGAR \$ 2,998,000



WESTMOUNT I AV VICTORIA \$ 2,395,000



IVRY-SUR-LE-LAC | LAC MANITOU \$ 2,275,000



OUTREMONT I BOUL. DOLLARD I \$ 1,665,000



WESTMOUNT I AV. ABBOTT I \$ 1,150,000



WESTMOUNT I AV. YORK I \$ 1,675,000 +GST/PST EACH



PLATEAU MONT-ROYAL I RUE DE BULLION I \$ 989,000



OUTREMONT | AV. OUTREMONT | \$ 699,000



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Update on construction sites Major worksites waiting for go-ahead in construction or permit process

By Laureen Sweeney

A lull in work at two major construction sites in Westmount is expected to end in the coming days as they proceed through building or re-zoning processes, according to an update on major work waiting to move forward. Two others have approved permits but are yet to start.

The closest to a start date appears to be the project to build four new townhouses at 65 Hillside, a site that received council approval for demolition and a building permit February 4.

The latest involves a very small portion in Westmount of a 38-storey tower at 1111 Atwater where the former Montreal Children's site is being redeveloped into six high-rises. It's too soon to know when work will start at what the city lists as "2307 Dorchester" (see news story and plan p. 18).

Meanwhile, the residential redevelopment project at 500 Claremont (at the corner of Windsor) and the office building at 1100 Atwater (on the west side, between Tupper and Dorchester) are slowly advancing through the SCAOPI schedule for projects that do not conform to current zoning under the by-law for specific con-



No action could be seen at 65 Hillside Ave. corner of Metcalfe May 6.

struction, alteration or occupancy proposal for an immovable.

While a number of other projects are in earlier stages of submission or approval, these four are the ones that have already had the "shovel in the ground" before developers changed plans or are expected to start up soon.

Does your house have **issues?** Do you want to sell it?

If you own a property that has issues such as asbestos, mold, pyrite, water infiltration, or structural or foundation problems, I have pre-qualified clients that are ready to buy these types of properties, without any legal warranty, at fair market price!

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This advertisement is not a solicitation to put your property on the market.



65 Hillside permits approved but yet to be issued

While already approved, demolition and building permits have yet to be issued and picked up for the four new threestorey townhouse units at this location, Urban Planning director Tom Flies confirmed April 23. They are to replace a single industrial-type 1948 building on Hillside at the corner of Metcalfe.

These were approved by council February 4 as the result of the demolition hearing December 17, 2018 and a detailed overview of the new structure by the Planning Advisory Committee (see story February 26, p. 1).

At that time, Flies explained that the Demolition Committee's conditions required that the construction permit is to be issued prior to the demolition permit.

They are to be built as attached dwellings in one structure that includes a basement, a common garage entrance, car elevator, back gardens and access to a rooftop terrace (see story January 15, p. 1).

The existing building was known to many during its former occupancy as the Hillside Medical Centre but has been vacant for several years since its sale to Verterra developments.

500 Claremont waiting for 'demo' hearing May 21

After this Claremont project initially received council approval in January 2018 and was stripped of its interior walls and asbestos in October last year, it was stalled when developer Gideon Pollack submitted an amended request that required the project to go through a second round of SCAOPI. The requested change was to replace the fifth storey, whose brick was found to be deteriorating, and to divide some of the larger apartments to increase the total number of 16 units to up to 20 and garage parking from 32 to 43.

While the new proposal received a first resolution reading from council April 1 leading to a SCAOPI-required public consultation process April 30, it is now awaiting a demolition hearing for the fifth floor. This is set for May 21 (see story April 23, p. 3).

After that, it will be in line for second reading and face a potential referendum.

1100 Atwater under facelift since end of 2017

The seven-storey office building just inside the Westmount boundary on Atwater has been known since its construction in 1975 as a bank and data processing centre.

After its sale in 2017 to Kevric developments, it obtained a renovation permit November 27, 2017 to renovate the offices and has been under construction since then. It is one block south of the Atwater Library.

As with 500 Claremont, the developer had a change of plan that required the already-approved and renovated building to go through the SCAOPI process as a nonconforming building.

Although it had vested rights as an office building in what is now a residential zone, its new plan was to introduce retail use at the ground and first-storey levels, install retail signs and add fewer parking spaces at the basement level than the city's current zoning requires (see story March 5, p. 1).

It is now on hold awaiting the next steps in the approval process.





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From horses to cars, and garages to street parking



Caroline Breslaw

A century ago, most Westmounters travelled by horse, streetcar or train. Tradesmen delivered their milk, bread and other goods by horse and cart. Many residences on large lots had coach houses for horses, carriages and sleighs. Horses were also housed in local livery stables. The city of Westmount had its own stables in the Public Works yards, and Fire Station #1 on Stanton St. accommodated horse-drawn fire engines. Horse troughs for water were found around the city.

Following World War I, as more Westmount families acquired automobiles, parking became a problem. Very few homes or apartment buildings of the period had garages. The lots of most rowhouses and semi-detached homes in lower and middle Westmount had no space for parking, and the city did not permit overnight street parking. Many carriage houses were converted into garages, some with upstairs apartments replacing the former staff living quarters.

Parking garages

For residents living below Côte St. Antoine Rd., multi-storey neighbourhood parking garages offered a solution. The owner telephoned the garage when the car was needed, and a driver brought it to the house. Two former parking garage buildings still survive – 376 Victoria Ave. (today's Victoria Park) and 1-3 Hillside Ave. (the former Hillside Armoury).

Cliffside Garage at 4428 St. Catherine St. operated from about 1914 until approximately the 1980s, when Place Kensington was built on the large site. This garage had a threewheeled Harley Davidson motorbike, which was hooked behind the car being delivered, so the employee could return to the garage quickly. The nearby Mount Royal Riding Academy and Stables at 1-3 Hillside Ave. housed the Grant Garage from 1919 until 1921 when the armoury took over the premises. The Victoria Avenue Garage was located above a car dealer-



Fire Station #1, 1909 from the WHA's archives.



Former parking garage at 376 Victoria Ave. in 2019.

Photo courtesy of Patrick Martin for WHA.

ship and operated from the 1930s into the 1970s.

As more residents acquired cars after World War II, street parking regulations evolved. Paved parking aprons gradually replaced many front lawns and gardens, as street parking became limited. Nowadays, new parking aprons are not permitted, although red Westmount parking permits allow overnight street parking.

Except for some commercial facilities, large public parking garages no longer exist here. There are few parking lots. Today the shortage of street and indoor parking remains an issue, both for residents and visitors. As in the past, public transportation continues to link Westmount to other parts of the city.

You can find information on Westmount carriage houses on the Westmount Historical Association website www. wha.quebec.



Mare Dimitropoulos

514.791.7764

Sutton

Groupe Sutton-Centre-Ouest Inc. Real estate agence

WESTMOUNT LIVING



626 Ave. Victoria | **Asking price \$2,395,000** | **MLS #23437265** Elegantly renovated with charming architectural details in the heart of Westmount. This 5 bedroom, 3 bath plus powder room home includes a beautiful deck with private garden overlooking magnificent unobstructed views.





14 Place de Richelieu | Asking price \$6,250/month | MLS #23416279 Upgraded with contemporary flair this 3 bedroom 3+1 bathroom townhouse includes a roof top terrace overlooking the city and private garage.

Le Roc Fleuri | 2000 Rue Drummond

DOWNTOWN LIVING



8 Place de Richelieu | Asking Price \$1,695,000 | MLS #10736864 "Location, location" in the heart of the Golden Square Mile. Unique charm, high ceilings, wood floors, a private terrace outside the sunroom and indoor parking. 4 bdrms, 3 bath and a powder room. Courtyard views.

Le Chateau - 1321 Rue Sherbrooke O.



Asking Price \$3,200/month MLS #24898154 Furnished rental, 2nd floor, 2 bedrooms, private terrace.



Asking Price \$3,900/month MLS #17543719 Furnished rental, 5th floor, 2 bedrooms, 2 bathrooms, indoor parking.



Asking Price \$975,000 MLS #23353292 2nd floor 1775 sq ft - bright southern exposures, 2 bedrooms, 2 bathrooms.



Asking Price \$4,550/month MLS #11260168 12th floor. 1519 square feet – furnished rental – great views, 2 bedrooms, 2 bathrooms. Alphabetical by street.

A YEAR (2018) OF REAL ESTATE TRANSFERS

Alphabelical by street.	/、・・・		0, 01				2	see p. RE-24; an	otner, p. KE-2
Address	Price	2017 Val	Ratio	Month	Address	Price	2017 Val	Ratio	Month
100 Abbott	\$579,000	\$518,100	11.75%	Feb	4712 de Maisonneuve	\$1,550,000	\$1,100,000	40.91%	Jan
49 Aberdeen	\$3,850,000	\$2,865,900	34.34%	Nov	4840 de Maisonneuve	\$938,000	\$833,400	12.55%	Ĵan
55 Aberdeen	\$2,375,000	\$2,191,400	8.38%	Jun	4038 Dorchester	\$1,275,000	\$929,900	37.11%	Óct
115 Aberdeen	\$1,585,000	\$1,215,800	30.37%	Öct	4260 Dorchester	\$1,150,000	\$1,214,700	-5.33%	Jun
116 Aberdeen	\$4,150,000	\$3,600,000	15.28%	Aug	334 Elm	\$946,000	\$948,200	-0.23%	Mar
18 Anwoth	\$1,125,000	\$1,115,400	0.86%	Oct	338 Elm	\$1,075,000	\$999,700	7.53%	Jun
52 Arlington	\$1,550,000	\$1,351,600	14.68%	May	364 Elm	\$1,220,000	\$993,900	22.75%	Oct
104 Arlington	\$2,440,000	\$1,860,600	31.14%	Sep	450 Elm	\$2,577,000	\$1,984,800	29.84%	Oct
17 Bellevue	\$1,850,000	\$1,296,000	42.75%	Jun	456 Elm	\$1,710,000	\$1,323,100	29.24%	Jul
654 Belmont	\$1,525,000	\$1,333,800	14.33%	Mar	9 Forden	\$3,250,000	\$3,258,300	-0.25%	Oct
55 Belvedere Circle	\$4,900,000	\$2,671,500	83.42%	Dec	54 Forden Cresc.	\$4,400,000	\$2,805,300	56.85%	Feb
6 Braeside	\$3,098,000	\$2,179,700	42.13%	Jul	68 Forden Cresc.	\$2,700,000	\$2,303,800	17.20%	May
11 Braeside	\$2,780,000	\$2,179,300	27.55%	May	303 Grosvenor	\$1,200,000	\$1,158,700	3.56%	Nov
53 Bruce	\$1,010,000	\$1,125,400	-10.25%	Mar	305 Grosvenor	\$1,350,000	\$1,017,200	32.72%	Jul
635 Carleton	\$2,980,000	\$2,324,000	28.23%	Jun	310 Grosvenor	\$1,450,000	\$1,139,600	27.24%	Oct
3225 Cedar	\$1,680,000	\$1,359,400	23.58%	Jun	334 Grosvenor	\$1,789,000	\$1,115,000	60.45%	Aug
3241 Cedar	\$1,888,000	\$1,411,800	33.73%	Aug	337 Grosvenor	\$1,599,000	\$1,095,700	45.93%	Nov
3290 Cedar	\$2,000,000	\$1,879,600	6.41%	Jul	345 Grosvenor	\$1,575,000	\$1,003,100	57.01%	Aug
78 Chesterfield	\$1,420,000	\$1,025,200	38.51%	Jan	349 Grosvenor	\$1,325,000	\$1,003,000	32.10%	Aug
70 Church Hill	\$3,700,000	\$2,760,500	34.03%	Dec	378 Grosvenor	\$1,790,000	\$1,114,600	60.60%	Dec
377 Claremont	\$1,240,000	\$858,300	44.47%	Feb	557 Grosvenor	\$2,950,000	\$1,716,100	71.90%	Aug
365 Clarke	\$1,675,000	\$1,271,700	31.71%	Jun	568 Grosvenor	\$2,038,000	\$1,633,500	24.76%	Jan
100 Columbia	\$1,245,000	\$918,800	35.50%	Jun	571 Grosvenor	\$2,000,000	\$1,371,100	45.87%	May
102 Columbia	\$1,090,000	\$855,000	27.49%	May	577 Grosvenor	\$2,275,000	\$1,268,800	79.30%	Aug
534 Côte St. Antoine	\$2,150,000	\$1,726,200	24.55%	Jul	644 Grosvenor	\$1,730,000	\$1,319,700	31.09%	Oct
574 Côte St. Antoine	\$1,000,000	\$1,267,600	-21.11%	Feb	661 Grosvenor	\$1,525,000	\$1,155,000	32.03%	Nov
600 Côte St. Antoine	\$1,190,000 \$1,475,000	\$1,110,900	7.12%	Jun	669 Grosvenor	\$1,400,000	\$1,218,700	14.88%	Aug
22 de Casson 4392 de Maisonneuve	\$1,475,000 \$1,600,000	\$1,181,800	24.81% 47.98%	Aug	685 Grosvenor 708 Grosvenor	\$1,820,000	\$1,327,900	37.06% 25.12%	Apr
4392 de Maisonneuve	\$1,700,000	\$1,081,200 \$1,257,300	35.21%	Jul May	714 Grosvenor	\$2,280,000 \$1,578,000	\$1,822,300 \$994,800	58.62%	Nov
4454 de Maisonneuve	\$1,700,000	\$1,237,300	55.2170	iviay	5 Grove Park	\$1,655,000	\$1,351,200	22.48%	Apr Jul
'Shingle blo	wer' com	es to W/	estmni	int	50 Holton	\$2,250,000	\$1,289,300	74.51%	Oct
Single Die					_ 57 Holton	\$1,157,000	\$1,096,800	5.49%	Dec
		1 martin	and the		75 Holton	\$1,250,000	\$914,400	36.70%	Apr
		- 15	e service la	12000	76 Holton	\$3,975,000	\$1,182,100	236.27%	Oct
		127	Contraction of the second	and the second second	3 Hudson	\$1,870,000	\$1,476,100	26.69%	Sep
Martin Contractor			10 100	1	14 Hudson	\$1,500,000	\$1,191,900	25.85%	Aug
The second second		1 States	N/ CA	1000	311 Kensington	\$2,300,000	\$1,898,700	21.14%	May
1 (1) (1) (1) (1) (1) (1) (1) (1) (1) (1		- h		1230	356 Kitchener	\$1,675,000	\$1,606,900	4.24%	Jan
A second s		and the second	ALL TO	al - con	372 Kitchener	\$1,590,000	\$1,598,600	-0.54%	Ĵun
A CONTRACTOR OF THE OWNER OWNER OF THE OWNER O		17 Enne	10000	ALL	310 Lansdowne	\$1,186,000	\$1,016,300	16.70%	Ĵun
and the second se		- Calker			504 Lansdowne	\$1,155,000	\$1,060,500	8.91%	Jan
the second second		1	ALC: N	and a	524 Lansdowne	\$1,185,000	\$954,000	24.21%	Feb
Service and the service of the servi	10 - 35 6.	C TAN		sh-	529 Lansdowne	\$1,525,000	\$1,038,800	46.80%	Dec
the second se			and and a state of the	Ant.	575 Lansdowne	\$1,510,000	\$1,373,800	9.91%	Jun
K - W - C - C - C	and the	- The second	554	Contract Chi	598 Lansdowne	\$1,470,000	\$1,361,700	7.95%	Dec
1 1 1 1 1 1 F	to a stall a		State of the state	ACT NO.	627 Lansdowne	\$1,690,000	\$1,100,700	53.54%	May
B B A ART	1/-	1 state	12	FAX	640 Lansdowne	\$2,070,000	\$1,589,800	30.21%	Dec
1 Martin		-	1-1		644 Lansdowne	\$1,595,000	\$1,081,700	47.45%	Feb
E SHARE	2 E 130	and the second	the star	Nº TO	654 Lansdowne	\$1,295,000	\$1,212,500	6.80%	Oct
- All A	1 And a	a contract	Mar .	2	660 Lansdowne	\$1,725,000	\$1,614,100	6.87%	Apr
	1. 40		Too -	at all	118 Lewis	\$910,000	\$643,600	41.39%	Apr
	Rent	Le -	and the second	N-TACK	120 Lewis	\$799,000	\$647,800	23.34%	Jun
See and the second second	1-1-	1	The second	100 Mg	15 Melbourne	\$1,795,000	\$1,237,500	45.05%	Sep
	- States	S- Territ			309 Melville	\$1,190,000	\$1,107,500	7.45%	Nov
and a state	h is a	An -	and the second second	and the second	317 Melville	\$684,500	\$741,700	-7.71%	Nov
a draine	Per an and			-	349 Metcalfe	\$1,475,000	\$1,097,100	34.45%	Jul
	and the second s	and the second s			1321 Montrose	¢1 375 000	¢1 042 200	21 02%	Dec

4321 Montrose

4449 Montrose

423 Mount Pleasant

466 Mount Pleasant

478 Mount Pleasant

417 Mount Stephen

450 Mount Stephen

\$1,375,000

\$3,800,000

\$1,425,000

\$2,250,000

\$2,575,000

\$1,290,000

\$1,260,500

\$1,042,200

\$2,846,000

\$1,207,100

\$1,872,700

\$2,558,400

\$1,022,000

\$1,088,200

This novel use of a leaf blower was photographed on the roof of a house on the corner of Westmount Ave. and Lansdowne Ave. May 1. A cloud of fine dust was rising from the roof and floating along Westmount Ave. Photo: Ralph Thompson.

15.83% May continued on p. RE-24

31.93%

33.52%

18.05%

20.15%

26.22%

0.65%

Dec

Aug

Oct

May

Apr

Jun



OLD MONTREAL | DE LA COMMUNE \$7,300,000

Unique penthouse with over 6,000 square feet of uncompromising and exceptional quality including a private 10,000 square foot terrace overlooking the Old Port. MLS 11569945



OLD MONTREAL | DE LA COMMUNE \$2,850,000 or \$11,800/month

Extraordinary glass-encased penthouse offering an incredible, unique living experience with breathtaking views from every angle of the huge wraparound terrace. MLS 19616014



VILLE-MARIE | REDPATH \$1,195,000

This Golden Square Mile gem features 2,373 square feet on 2 floors, with 3 bedrooms, 3.5 bathrooms. Further enhanced by a charming private patio and garden. MLS 20909425



PLATEAU MONT-ROYAL | HENRI-JULIEN \$950,000

This superb 3-storey duplex has been totally renovated from top to bottom. The property includes a spacious stone patio and lush garden with 2 parking spaces. MLS 18312483



ST-FAUSTIN/LAC CARRÉ | BORD-DE-L'EAU \$895,000 + GST/QST

Beautiful lakefront log home. Traditional design and modern amenities combine to make this an ideal family getaway or a great revenue producing property. MLS 19250503



VILLE-MARIE | DOCTEUR-PENFIELD \$525,000

Large, gracious, sunfilled apartment in The McGregor, an elegant and refined building. 2+1 bedrooms and 2 bathrooms. Includes a dedicated parking space. MLS 20654778



Susan Lloyc slloydleduc@profusion.global 438.882.8088 PROFUSION CHRISTIE'S IMMOBILIER



We sold our home where we lived for 26 years so it was an emotional experience. We could not have done it without Susan. She saw us through it all with really hard work, honesty, sensitivity and humour. She was always available to us, day or night, to answer questions. Susan stood by our side as we went through all the phases of concluding the sale of our home. Thank you.

- T.A. & R.O.

Susan has been present with impeccable professionalism and a high level of skill and competency all throughout the process of selling our home. Her long-standing and in-depth knowledge of Westmount real estate has proven to be an invaluable asset throughout the sale process. It is my pleasure to warmly recommend Susan for all your real estate needs.

Continued from RE-22

A YEAR (2018) OF REAL ESTATE TRANSFERS

Address	Price	2017 Val	Ratio	Month	Address	Price	2017 Val	Ratio	Month
500 Mountain	\$1,800,000	\$1,618,400	11.22%	Jan	DUPLEXES				
641 Murray Hill	\$1,550,000	\$1,305,500	18.73%	Oct	83-85 Columbia	\$1,341,000	\$1,066,000	25.80%	Dec
31 Oakland	\$2,945,000	\$1,232,500	138.95%	Oct	4151 de Maisonneuve/310 Elm	\$1,650,000	\$996,300	65.61%	Sep
446 Prince Albert	\$1,218,000	\$951,000	28.08%	Dec	320 Elm	\$2,225,000	\$2,027,000	9.77%	Apr
540 Prince Albert	\$1,071,000	\$1,119,100	-4.30%	Feb	4-6 Ingleside	\$1,220,000	\$850,800	43.39%	Dec
547 Prince Albert	\$1,245,000	\$904,700	37.61%	Jun	115-17 Irvine	\$785,000	\$579,000	35.58%	Aug
3 Prospect	\$795,000 \$077,500	\$918,100	-13.41%	Apr	505-11 Lansdowne	\$1,600,000	\$1,498,500	6.77%	Jan
25 Prospect 2 Ramezay	\$977,500 \$3,650,000	\$773,200 \$3,725,300	26.42% -2.02%	Jun May	4495 Sherbrooke Average, 7 Sales	\$1,055,000 \$1,410,857	\$1,092,800 \$1,158,620	-3.46% 21.77%	Jul
14 Ramezay	\$3,325,000	\$2,809,100	18.37%	Jan	Average, 7 Sales	\$1,410,857	\$1,158,629	21.7770	
29 Ramezay	\$5,500,000	\$6,791,800	-19.02%	Aug	APARTMENT TYPE CONDOS				
323 Redfern	\$2,100,000	\$1,702,500	23.35%	Nov	399 Clarke #1E	\$279,000	\$248,900	12.09%	May
344 Redfern	\$2,700,000	\$1,907,300	41.56%	Sep	399 Clarke #3E	\$670,000	\$484,000	38.43%	Aug
310 Roslyn	\$2,700,000	\$1,799,600	50.03%	Jun	399 Clarke #6B	\$610,000	\$439,500	38.79%	Jun
351 Roslýn	\$1,610,000	\$1,018,900	58.01%	, Dec	399 Clarke #7B	\$500,000	\$484,000	3.31%	, May
515 Rosĺýn	\$3,270,000	\$2,740,800	19.31%	Oct	4410 Côte des Neiges #101	\$367,500	\$356,100	3.20%	Apr
578 Roslyn	\$2,450,000	\$1,671,000	46.62%	Jan	4855 de Maisonneuve #101	\$325,000	\$278,700	16.61%	Apr
613 Roslyn	\$1,640,000	\$1,131,100	44.99%	Aug	4855 de Maisonneuve #103	\$400,000	\$410,900	-2.65%	Mar
651 Roslyn	\$2,750,000	\$1,955,500	40.63%	Oct	4500 de Maisonneuve #12	\$250,000	\$275,500	-9.26%	Feb
4547 Sherbrooke	\$1,620,000	\$1,123,400	44.21%	Aug	4500 de Maisonneuve #41	\$458,000	\$374,000	22.46%	Jun
32 Somerville	\$1,495,000	\$975,200	53.30%	May	4855 de Maisonneuve #502	\$590,000	\$421,800	39.88%	Jun
19 Springfield	\$1,175,000	\$1,083,200	8.47%	Jan	4855 de Maisonneuve #504	\$673,500	\$562,100	19.82%	Jul
9 St. George's Place	\$1,635,000	\$1,296,700	26.09%	Dec	1250 Greene #203	\$1,575,000	\$1,464,000	7.58%	May
64 St. Sulpice	\$6,400,000	\$4,348,800	47.17%	Dec	11 Hillside #101	\$460,000	\$289,600	58.84%	Aug
83 Stayner	\$1,040,000	\$817,900	27.15%	Nov	11 Hillside #103	\$580,000 \$550,500	\$512,200	13.24%	Jan
482 Strathcona 9 Summit Circle	\$1,900,000 \$3,550,000	\$1,660,200 \$2,011,200	14.44% 17.89%	Jun	11 Hillside #106 200 Lansdowne #601	\$550,500 \$838,500	\$369,900	48.82%	Jul
50 Summit Circle	\$3,550,000 \$1,850,000	\$3,011,200 \$1,658,900	11.52%	Aug Oct	200 Lansdowne #801 200 Lansdowne #802	\$838,300 \$974,150	\$883,900 \$960,500	-5.14% 1.42%	Jan Mar
72 Summit Circle	\$4,900,000	\$4,458,100	9.91%	Mar	200 Lansdowne #802 200 Lansdowne #807	\$1,002,500	\$954,600	5.02%	Jun
36 Summit Crescent	\$2,425,000	\$2,093,800	15.82%	Aug	175 Metcalfe #107	\$699,000	\$724,900	-3.57%	Jan
61 Summit Crescent	\$3,700,000	\$3,580,700	3.33%	Aug	175 Metcalfe #603	\$1,215,000	\$1,237,000	-1.78%	Jul
88 Summit Crescent	\$3,075,000	\$2,153,000	42.82%	Dec	267 Olivier #304	\$435,000	\$434,300	0.16%	Feb
623 Sydenham	\$2,700,000	\$2,745,500	-1.66%	Jul	215 Redfern, #102	\$640,000	\$985,700	-35.07%	Mar
3182 The Boulevard	\$1,515,000	\$1,082,400	39.97%	Jun	215 Redfern, #104	\$1,150,000	\$845,600	36.00%	Jul
3220 The Boulevard	\$2,258,000	\$2,065,000	9.35%	Aug	215 Redfern, #108	\$1,150,000	\$1,251,200	-8.09%	Aug
3223 The Boulevard	\$2,850,000	\$1,801,300	58.22%	Dec	215 Redfern, #109	\$840,000	\$691,000	21.56%	Jun
3641 The Boulevard	\$1,820,000	\$1,262,400	44.17%	Aug	215 Redfern, #213	\$1,660,000	\$1,361,100	21.96%	Jul
3754 The Boulevard	\$1,850,000	\$1,262,400	46.55%	Jun	215 Redfern, #309	\$1,850,000	\$1,444,100	28.11%	Oct
3763 The Boulevard	\$2,670,000	\$2,499,500	6.82%	Dec	215 Redfern, #603	\$1,165,000	\$1,236,500	-5.78%	Jul
3777 The Boulevard	\$2,500,000	\$2,650,000	-5.66%	Sep	215 Redfern, #607	\$2,425,000	\$2,034,900	19.17%	Jan
4715 The Boulevard	\$1,818,000	\$1,101,800	65.00%	Apr	215 Redfern, #608	\$3,499,999	\$2,720,000	28.68%	May
20 Thornhill	\$1,480,000 \$1,805,000	\$1,095,200	35.14%	Apr	4160 Sherbrooke #102 4175 St. Catherine #1003	\$1,050,000 \$1,561,000	\$845,800	24.14%	Feb
774 Upper Belmont 730 Upper Lansdowne	\$1,895,000 \$2,275,000	\$1,403,500 \$1,669,500	35.02% 36.27%	Jul		\$1,561,000 \$1,750,000	\$1,443,300 \$1,200,000	8.15% 25.82%	Feb
702 Upper Roslyn	\$2,265,000	\$2,057,300	10.10%	Sep May	4175 St. Catherine #1104 4700 St. Catherine #114	\$980,000	\$1,390,900 \$952,600	23.82%	Sep Feb
714 Upper Roslyn	\$1,437,000	\$1,108,700	29.61%	Aug	4476 St. Catherine #201	\$500,000	\$369,800	35.21%	May
723 Upper Roslyn	\$2,000,000	\$1,442,000	38.70%	Jul	4700 St. Catherine #306	\$640,000	\$643,600	-0.56%	Jul
745 Upper Roslyn	\$1,380,000	\$1,162,000	18.76%	Aug	4175 St. Catherine #PH1	\$2,880,000	\$2,597,700	10.87%	Oct
475 Victoria	\$990,000	\$892,500	10.92%	Jan	295 Victoria #101	\$455,000	\$403,300	12.82%	Aug
510 Victoria	\$1,723,800	\$1,113,800	54.77%	, Oct	205 Victoria #402	\$980,000	\$1,075,600	-8.89%	Jul
602 Victoria	\$1,320,000	\$1,086,500	21.49%	Jul	1 Wood # 211	\$690,000	\$864,100	-20.15%	Ňov
620 Victoria	\$1,660,000	\$1,294,300	28.25%	Áug	1 Wood # 307	\$540,000	\$661,300	-18.34%	Dec
645 Victoria	\$1,300,000	\$1,284,900	1.18%	May	1 Wood # 403	\$1,645,000	\$1,289,100	27.61%	Sep
645 Victoria	\$1,460,000	\$1,284,900	13.63%	Nov	1 Wood # 407	\$595,000	\$796,800	-25.33%	Aug
17 Weredale	\$820,000	\$740,400	10.75%	Jan	1 Wood # 511	\$925,000	\$767,800	20.47%	Aug
4344 Westmount Ave.	\$2,150,000	\$2,118,400	1.49%	Feb	1 Wood # 801	\$2,850,000	\$1,695,200	68.12%	Jul
4377 Westmount Ave.	\$2,150,000	\$1,960,800	9.65%	Dec	1 Wood # 903	\$3,000,000	\$2,286,500	31.20%	Jan
4690 Westmount Ave.	\$2,575,000	\$1,789,200	43.92%	Nov	1 Wood #1605	\$2,500,000	\$2,082,000	20.08%	Mar
29 Willow	\$2,325,000	\$1,592,500	46.00%	Sep	1 Wood #1702	\$1,650,000	\$1,407,200	17.25%	Nov
3 Winchester	\$1,625,000	\$727,200	123.46%	Jun	1 Wood #1803	\$2,750,000	\$1,728,200	59.13%	May
16 Winchester	\$1,029,000	\$909,700	13.11%	May	1 Wood #1903	\$2,900,000	\$1,647,200	76.06%	Sep
21 Winchester	\$1,130,000 \$1,225,000	\$867,700	30.23%	Dec	Average, 51 Sales	\$1,166,150	\$988,271	18.00%	
422 Wood Average, 157 Sales	\$1,335,000 \$1,949,932	\$1,019,400 \$1,544,666	30.96% 26.24%	Oct				contin	d on p. RE-26
werage, 197 Jaies	ΨI,JTJ,JJZ	Ψι, σττ, στο	20.27/0					COMMINUE	∽ on p. n⊑-20





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ROYAL LEPAGE HERITAGE REAL ESTATE AGENCY INDEPENDENTLY OWNED AND OPERATED / MARIE-Y VONNE PAINT - CHARTERED REAL ESTATE BROKER HALL OF FAME ROYAL LEPAGE CANADA / NO 1 ROYAL LEPAGE CANADA, 2005 (INDIV.) NO 1 ROYAL LEPAGE QUÉBEC 2018, 2017, 2016, 2015, 2012, 2011, 2010, 2008, 2007, 2006, 2005, 2004, 2003, 2002, 2001 Continued from RE-24

A YEAR (2018) OF REAL ESTATE TRANSFERS

Address

Address	Price	2017 Val	Ratio	Month
DUPLEX/TRIPLEX/TOWNHOU	JSE TYPE CONDO	DS S		
37 Bruce	\$650,000	\$563,500	15.35%	Aug
77 Bruce	\$700,000	\$568,600	23.11%	May
23 Burton	\$562,500	\$497,600	13.04%	Jun
1 Church Hill	\$1,300,000	\$768,800	69.09%	Jun
4875 de Maisonneuve	\$1,060,000	\$779,200	36.04%	Aug
398 Lansdowne	\$565,000	\$726,700	-22.25%	Mar
398 Lansdowne	\$805,000	\$726,700	10.77%	Oct
229 Melville	\$735,000	\$672,500	9.29%	Aug
4821 St. Catherine	\$425,000	\$329,900	28.83%	May
4828 St. Catherine	\$1,035,000	\$614,700	68.37%	Mar
4848 St. Catherine	\$819,000	\$603,500	35.71%	Aug
Average, 11 Sales	\$786,955	\$622,882	26.34%	Ū
SHARE SALES ¹				
1-3 Parkman Place, 60%	\$1,300,000	\$626,520	107.50%	Apr
535-37 Prince Albert, 40%	\$645,000	\$365,480	76.48%	Jul
328-30 Wood, 50%	\$625,000	\$515,850	21.16%	Nov
4642-46 St. Catherine, 28%	\$465,000	\$309,960	50.02%	Feb
4642-46 St. Catherine, 44%	\$580,000	\$487,080	19.08%	Jul
17-19 Chesterfield, 10.5%	\$427,500	\$204,960	108.58%	Jun
17-19 Chesterfield, 15.08%	\$465,000	\$294,362	57.97%	Mar
Average, 7 Sales	\$643,929	\$400,602	60.74%	
TRIPLEXES				
336-40 Grosvenor	\$1,775,000	\$1,051,200	68.85%	Oct
4636-40 St. Catherine	\$1,440,000	\$1,030,600	39.72%	May
458-62 Victoria	\$1,325,000	\$884,700	49.77%	May
COMMERCIAL CONDOS				
1215 Greene	\$760,000	\$863,000	-11. 9 4%	Apr
4010 St. Catherine	\$786,000	\$509,400	54.30%	Aug
4055 St. Catherine #126	\$150,000	\$20,400	635.29%	Nov

4120 St. Catherine				
#200-01, #300-01	\$2,500,000	\$1,763,800	41.74%	Mar
1 Wood # 180	\$110,000	\$152,300	-27.77%	Aug
CONDOMINIUM GARAGES	¢10.000	¢	04000	
200 Lansdowne, 2 parking	\$10,000	\$62,600	-84.03%	May
215 Redfern, parking	\$47,000	\$83,100	-43.44%	Apr
4160 Sherbrooke, parking	\$17,700	\$17,700	0.00%	Oct
4160 Sherbrooke, parking	\$17,700	\$17,700	0.00%	Oct
APARTMENTS AND APARTMEN	T/COMMER	CIAL		
418-20 Claremont/				
,	514,750,000	\$8,260,000	78.57%	Jul
4898 de Maisonneuve	\$3,500,000	\$1,844,100	89.79%	May
	512,300,000	\$7,095,000	73.36%	Oct
	522,700,000	\$13,080,000	73.55%	Oct
	510,125,000	\$5,025,600	101.47%	Jun
357-61 Victoria	\$4,000,000	\$2,358,700	69.58%	Dec
COMMERCIAL/OFFICES 65 Hillside	¢1 200 000	¢1 254 000	1 270/	٨٠٠
4606 St. Catherine	\$1,200,000	\$1,254,900	-4.37% 5.75%	Apr
4805 St. Catherine 4875-75A Sherbrooke	\$890,000 \$775,000	\$841,600 \$708,500	14.87%	Jun Oct
4875-75A Sherbrooke	\$775,000	\$708,500		
4918 Sherdrooke	\$1,515,000	\$1,125,600	34.59%	Nov
VACANT LAND				
LAND Dorchester	\$2,000,000	\$823,800	142.78%	Dec
LAND St. Catherine	\$200,000	\$182,100	9.83%	May
51 Delavigne	,	,		,
(under construction)	\$3,300,000	\$674,700	389.11%	Dec
OTHER SALES	¢ 4 800 000	¢1 024 000	1 49 000/	D
Hillside Armoury, 1-3 Hillside	\$4,800,000	\$1,934,800	148.09%	Dec
Mountainside Church, 687 Roslyn	⊅4,025,000	\$10,193,000	-60.51%	Sep

Price

2017 Val

Month

Ratio

¹Valuation is proportionate share of the total municipal valuation.



This land on Dorchester to the west of the former United Nurses' building at Greene was sold for \$2 million in December, as reported last week (p. 14).

Photo: Independent



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Notre-Dame-de-Grâce 4445 Av. King-Edward | \$1,199,000



Westmount | 1227 Rue Sherbrooke O., apt. 24 | \$1,550,000



Rosemont | 2320-2322 Rue St-Zotique E. \$649,000



Notre-Dame-de-Grâce 4500 Av. Westmore | \$1,495,000



Notre-Dame-de-Grâce 4021A Av. Northcliffe | \$439,000



Westmount | 413 Av. Lansdowne \$1,299,000



Notre-Dame-de-Grâce | 4500 Ch. de la Côte-des-Neiges | Multiple Units Available Starting At \$275,000



History by the House

Andy Dodge

14 Springfield: Built by Bradshaw

One of the original farmers to receive land to the west of the Sulpician monastery was Louis Langevin dit Lacroix, in 1708, who farmed a strip of land 3 arpents wide (about 174 meters) stretching from what is now St. Catherine St. to the top of Westmount Mountain, roughly between Metcalfe Ave. – one of Westmount's first north/south streets – and what are now Melville/Mount Stephen avenues.

The gentle slopes harboured fruit orchards while the "flats" were used for more traditional farming. According to an ownership tally in 1731 (uncovered by Janet MacKinnon in a 2004 master's thesis) Lacroix did not live there and had only a barn on the property, travelling instead from Côte St. Joseph, an area just north of the original walled city of Ville Marie.

In 1739, Lacroix got into a dispute with Jacques Lecuyer and apparently Concession 621 was transferred to Lecuyer, though Aline Gubbay, in her history of Westmount, still called it "the Lacroix farm" when it was picked up, according to her, at a sheriff's sale by Charles Bowman (though MacKinnon says he purchased the land from Susannah Sarah Rankin in 1826).

Forden, the house

Bowman was a Scottish merchant who moved to Canada in the early 19th century, joining a firm run by Hon. James Leslie, eventually (about 1820) breaking out on his own and establishing a trading company known as "Bowman and Smith." In 1830 he married Elizabeth Savage and they had eight children, three of whom died very young. He built his personal mansion – Forden – just north of Côte St. Antoine, very close to William Murray's "West Mount" mansion and west of "Rosemount," among other palatial villas.

Bowman died in 1844, leaving the house to his son, Charles Jr. He died in 1851 and the house was passed on to his sister, Elizabeth, who at the time was married to Capt. Robert Raynes. They moved in and raised seven children there. By 1848, Metcalfe Ave. had been built through from St. Catherine St. to Côte St. Antoine, and four houses were built on the south side of Côte St. Antoine just west of Metcalfe in a mini-development called "Metcalfe Terrace" (two houses remain standing). South of those four houses and their substantial back yards, was more land owned by Elizabeth, basically a rectangular field stretching 758 feet along Metcalfe.

Incorporation of municipalities

The arrival of municipal status for Notre Dame de Grâce (1874) and later the village of Côte St. Antoine (1876) brought strong interest in building an English-language settlement, though an economic depression stifled much of the growth of the new community. In 1890, pressure had grown strong enough that Elizabeth Bowman sold off the field to two Toronto investors, Charles James Brown and John Ferguson McRae, who divvied up the land between them, establishing three crossstreets, including an extension of Sherbrooke St., which was being planned from Clarke Ave. to the west city limits, and two cul-de-sacs off Metcalfe Ave., one above and one below Sherbrooke, what we now know as Springfield and Melbourne avenues.

The investors paid 15 cents per square foot for the property in 1890, then McRae sold off two lots on Springfield Ave., 96.5 feet wide, to Harriet Davida Simpson, widow of insurance agent Thomas Simpson, for 30 cents per square foot in 1892. A



14 Springfield on April 18.

year later she sold off the land to Miss Helen Ogilvie, described simply as a *"fille majeure*," for 35 cents per square foot; she sold in 1896 to a contractor named George Bradshaw, this time for 37.5 cents per square foot, and construction began on Springfield.

The 1896 Lovell's Directory described George Bradshaw & Co. as "lumber merchants, saw and planing mill and box manufacturers," located at 499 St. Lawrence in Montreal, though the next year the company is located at 18 Springfield Ave. and Bradshaw is identified as "box mnfr," though in the 1896 deed of sale he calls himself a contractor. The 1897

History of 14 Springfield (since construction)					
Date	Buyer	Price			
7-Jan-1899	Henry Groves Goodfellow Jr.	\$3,900			
5-Mar-1907	James Craig MacDonald	\$5,400			
6-Mar-1940	Dugald McB. Nasmith	\$5,000			
29-May-1984	Alphonse Kies	\$118,000			
27-Jun-1985	Trina Wilko	\$178,000			
14-Jun-1996	Eric Blouin	\$225,000			
3-Aug-2009	Alexander Zhai & Joanna Mok	\$646,000			
4-Jul-2012	Marion Tarvis	\$875,000			
6-Jul-2015	Claudia Win	\$795,000			

Lovell's shows addresses on Springfield including 8, 10, 12, 14, 16 and 18 on the south side and 15 on the north side, though at this point only two of the addresses had named occupants.

Melbourne, Springfield get developed

In fact, it appears from an examination of Lovell's that construction had begun on Melbourne in 1894, when five addresses were listed. By 1895, five new addresses were listed on Sherbrooke St., then in 1897 the seven new addresses appear on Springfield, and in 1899 more odd-numbered addresses are listed. Whether these were all houses built by Bradshaw is unclear; the first houses on Melbourne are all detached and semi-detached, but solid row-housing on both sides of Sherbrooke and Springfield are among the densest in the city, especially the south side of Springfield.

No. 14 appears to have been occupied in its first year by T.S. Williamson, "wholesale commission and produce merchant, butter, cheese and eggs." In 1899 the house was sold to Henry Graves Goodfellow, a bookkeeper, for \$3,900. He lived there for eight years and then sold to a journalist, James Craig MacDonald, who settled into the house and stayed there at least up to 1930. We know little of his professional life, but apparently he moved out of the house in 1930 and rented it to Edward Kennedy, identified in Lovell's only as "taxis," then the next year Lovell's adds the *continued on p. RE-30*



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No real estate news at Selby condos Jardins Westmount project's web domain up for sale

BY MARTIN C. BARRY

Condo buyers who may have been interested at some point in acquiring a unit at the Jardins Westmount project in Dawson College's former Selby Campus in lower Westmount might want to consider another type of investment at the same time.

The property developer's web domain (www.SelbyCondos.com) is up for sale.

Located at 3555 St. Antoine St., the Jardins Westmount project was first announced 10-15 years ago.

Since then, some outward elements have been completed, including a modernistic penthouse section built atop a repurposed building that served originally as the headquarters for Charles E. Frosst & Co. pharmaceuticals.

While there has also been some lowkey promotion for the project, there have been no recent signs of activity at the work site, even though some publicity on the internet provides a December 2012 date for delivery of the first units.

Although some online promotion for Les Jardins Westmount can be found on a web site calling itself the Montreal Real Estate Page, clicking on the embedded link for Selby Condos' proprietary web page leads to another site known as Huge Domains.com, which specializes in the sale of internet domain names.

According to HugeDomains.com, the asking price for SelbyCondos.com is \$2,295, payable in 12 monthly instalments of \$191.25. In the meantime, a sales office phone number for Jardins Westmount provided on the Montreal Real Estate Page is no longer in service.

The *Independent* has approached Jardins Westmount's principal developer, Roland Hakim, several times in the past

Springfield, cont'd. from p. RE-28

name of Robert H. Anderson, a downtown fruit dealer. The two shared the address from 1933 to 1937, then for the next three years Mrs. E. Eversfield, a widow, lived there with her children: a son, W.A., was assistant secretary-treasurer with Dominion Textile, and a daughter, E., a checker at the Mount Royal Hotel.

Witness Press

Finally, in 1940 MacDonald, who by this time lived in Beaurepaire (now part of Beaconsfield), sold the house for \$5,000 – \$400 less than he paid for it in 1907 – to Dugald McB. Nasmith, who had been involved for



The Jardins Westmount condominium site in lower Westmount was idle on May 8 when this photo was taken, although the project has been under development for well over a decade.

for news on the progress of his project, although he has usually declined to be interviewed.

at least the previous 10 years with Witness

Press. Its flagship publication, the Mon-

treal Witness, closed down two years earlier

(1938) but for the previous 90 years had

been known as the "only religious daily" in

'right' ideas: evangelical Christianity, tem-

perance, Sabbatarianism, economic

progress, and free trade," relates the Dic-

tionary of Canadian Biography (re: John

Dougall, the paper's founder). "It was...ag-

gressive and... intolerant of Catholics,

wife for the next 40+ years, working with

Witness Press until 1948 and then with

Nasmith lived at 14 Springfield with his

Irish, and French Canadians."

"The paper was a stern champion of

Canada.

When contacted last week, he seemed

surprised when told that Jardins Westmount's domain name was up for sale. "I have nothing to declare," he said, while suggesting that he was still working on the project, but that we should contact him again in another three months when he would have more to say.

Dodd Simpson Press; he and his wife were still alive (albeit retired) by the time he sold the house in 1984.

The buyer was Alphonse Kies, who with his wife Madeleine ran Kies Import, Inc. They only stayed for a year and then sold the small house to Trina Wilko. She has been a professor in the early elementary childhood education department at Concordia University and a mixed-media artist and graphic designer. Though she divorced her husband, Sydney Cohen, a year after they purchased the house, she remained there until selling it in 1996 to Eric Blouin, believed to be a portfolio manager for Nesbitt Burns and most recently with Dominion Securities. Details of other buyers are sketchy: Alexander Zhai and Joanna Mok bought the house in 2009, a year after they were married; she graduated from The Study in 1997. Marion Tarvis is a yoga instructor who was working for Westmount's Visual Arts Centre when she bought the house in

2012. Claudia Win, the latest buyer, is a photographer and her husband, Jeremy Albou, is an information technologist with the Caisse de Depôt et Placement du Québec and an expert in drone technology.

Win paid \$795,000 to purchase the property in 2015; its current municipal evaluation is \$856,600.



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