

Spotlight on Real Estate

September 28, 2021

Pull-out section



Blenheim Place on September 23. According to the Westmount Historical Association, the development of “modest” row housing on Blenheim Place, Lewis, Irvine and Abbott avenues began after the building of the first railway station at the foot of Abbot Ave. in 1896. (It was moved to its current location in 1907.) During this period, the tramway extended west along St. Catherine and Sherbrooke St. and north-south on Victoria and Greene avenues.

PHOTO: RALPH THOMPSON FOR THE WESTMOUNT INDEPENDENT.

BEFORE & AFTER



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Westmount | 43 Av. Windsor | \$899,000

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NEW LISTING

Notre-Dame-de-Grâce | 5007 rue West Broadway | \$699,000

FULLY RENOVATED CONDO IN HEART OF MONTREAL



NEW PRICE

Little Burgundy
2220 Rue St-Antoine O., apt. A | \$495,000

THREE CONDOS FOR SALE



TRIPLEX

Le Plateau-Mont-Royal
4435-4439 Av. Henri-Julien | \$1,499,000

LUXURY LIVING WITH COMFORT AND SPACE



FEATURED

Notre-Dame-de-Grâce
4375 Boul. Decarie | \$1,550,000

GOLDEN SQUARE MILE



FEATURED

1390 Av. des Pins. O., apt. 6B
\$449,000

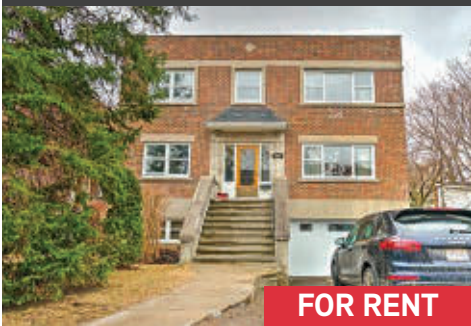
FOREST HILL



FOR SALE

Côte-des-Neiges | 4500 Ch. de la Côte-des-Neiges
| Multiple Listings Available Starting at \$315,000

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FOR RENT

Westmount
364 Av. Lansdowne | \$2,400/M

FULLY FURNISHED + 3 BEDROOMS



FOR RENT

Westmount | 315 Av. Olivier
\$4,000/M, \$4,800/M short term

RENOVATED TWO BEDROOM CONDO



FOR RENT

Westmount | 4500 Boul. De Maisonneuve O.,
apt. 41 | \$2,750/M

August sales: Summer doldrums

Real Estate

ANDY DODGE

Note: The following article relates to offers to purchase Westmount residential dwellings that were reported by local real estate agents as having been accepted in August 2021. Because they are not final registered sales, the addresses cannot be made public, but give a good idea of current trends in local real estate activity. The graph at right offers a picture of these trends over time.

The Westmount real estate market may have been suffering from “summer doldrums” in August, as local agents were only able to report five more sales negotiated during the month, two over \$4.5 million and two under \$2 million. Three of the houses had been listed for more than 100 days, so the August median jumped to 136 days compared to 41 days in July and 17 in June. At the same time, the number of active listings in mid-September jumped to 83 compared with 66 in mid-August, an indication that sellers are hoping for a busier fall.

The top two prices negotiated in August were \$5 million and \$4,900,000 and the lowest price was \$1,400,000; so far this year only one sale has been reported at less than \$1 million compared to three over \$6 million. In August, mark-ups over municipal valuation ranged from 0.5 percent to 56.5 percent, averaging 23.3 percent; the average for the year so far is 31.5 percent, thus the August figure pulls down the average adjusted price of Westmount’s “typical” home. For the record, exactly two houses so far this year have sale prices at less than valuation, while two others have sale prices more than double the evaluations.

The 83 Westmount houses on the market in the latest list include 16 between \$1 and \$2 million, 31 between \$2 and \$3 million, 15 between \$3 and \$4 million, four more going up to \$5 million and then 17 above \$5 million, with five of those asking more than \$10 million. The range of Westmount asking prices, as of mid-September, is \$1,190,000 to \$27,500,000.

Condos strengthening

Westmount’s condominium market has been strengthening this year compared especially to last year, when the first two quarters tallied only 14 sales; this year the fig-

continued on p. RE-7

Average adjusted price for ‘typical’ Westmount house, by month, January 2016 to August 2021, based on accepted offer dates



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\$719,000

1455 Sherbrooke #512 Great opportunity to live in a most prestigious Golden Square Mile location, the Port Royal! Unrivalled concierge services. A spacious 1300 sq.ft with one bedroom plus den/guest room, 1.5 bathrooms. Full picture window with sunny city view. Affordably priced for a rapid transaction.



Marie Sicotte

Real Estate Broker



Ville-Marie

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2 2+1 1



Rosemont/La Petite-Patrie

Unique PENTHOUSE, on two floors, with a modern and contemporary design, ideally located in a vibrant neighbourhood.

2 2 1



Ville-Marie

Located in the heart of the prestigious Golden Square Mile, this magnificent townhouse combines the luxury of a home with the urban life of downtown living.

3+2 3+1 2



Ahuntsic

This detached property offers beautiful volumes and the highest quality materials for the most distinguished buyer.

3 2+2 5

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MLS — 16481440

Mont-Tremblant Region / La Conception

A piece of haven of (+/-) 80 Acres, only 15 minutes from Tremblant, this property is the perfect place to build the family home you've always dreamed of!



MLS — 26335526

Côte-des-Neiges/NDG

Magnificent fully renovated Duplex located in the heart of an eclectic and dynamic neighborhood . Excellent revenue opportunity.



MLS — 9333418

Rosemont/La Petite-Patrie

Superb industrial style loft, 10 minutes walk from Beaubien metro.



Westmount

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MLS — 13714757

Mont-Tremblant Region / Arundel

Spectacular property on 443 acres, 17km from Mont-Tremblant.



MLS — 16833895

Sainte-Dorothée

Imposing residence with a landscaped garden and a beautiful swimming pool.



MLS — 9851768

Ville-Marie

One of the best units at Port Royal! Listed and Sold by Team Marie Sicotte.



MLS — 13456125

Ville-Marie

Magnificent open concept apartment in the heart of the Golden Square Mile.



MLS — 18496140

Westmount

Splendid double corner unit, offering PANORAMIC views of the mountain.



MLS — 12670707

Mont-Tremblant

Luxurious corner unit with breathtaking views of Lac Tremblant.

Coming along quickly on St. Catherine at Metcalfe



FOR SALE

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Real estate projects under way

Guide to the *Independent's* coverage of recent, substantial work

NEW HOUSES

New houses with permits approved

480 Mount Pleasant, *permit approved for property that was for sale, August 18, 2020, p. 14. It is no longer for sale and there was no activity on the site September 24.*

Townhouses on Hillside (at Metcalfe), *finished.*

East of 3733 The Boulevard. *The property is for sale, but there was no activity on the site September 24.*

473 Roslyn Ave. *The property is for sale, but there was no activity on the site September 24.*

MAJOR PRIVATE PROJECTS

Southeast

Former site of St. Stephen's church at Dorchester & Atwater, *no plans to share yet, March 6, 2018, p. 18 & October 27, 2020, p. RE-8*

Former Packard/Subaru building at 4024-32 St. Catherine, *possibility of new owner, September 22, 2020, p. RE-28, but no new owner when the Independent checked the property roll on September 23,*

2021.

4014-22 St. Catherine, *work slowed by pandemic, October 27, 2020, p. RE-18 & March 23, p. RE-24, and no activity last week on site.*

1111 Atwater Ave. condo & seniors' home, *under construction, see June 11, 2019, p. 20.*

Empty lot at 4216 Dorchester, *stuck in approval process, September 22, 2020, p. RE-20 & May 12, 2020, p. 10, and no activity at site last week.*

Southwest

4898 de Maisonneuve (at Prince Albert), *under a stop-work order until a demolition permit is secured, with a hearing set for October 7, September 21, p. 7.*

500 Claremont rental apartments, *permit okayed (August 24, p. 8), but no activity at the site last week*

Groupe Maurice seniors' home in NDG at de Maisonneuve & Claremont, *digging is finished, concrete pouring has begun, p. SL-15*

Jardins Westmount (former Selby campus of Dawson College CEGEP),

new owner, January 19, p. 4

Centre

Hillside armoury, *new plan recently proposed (June 15, p. 9), but demolition meeting cancelled (July 6, p. 12)*

Perrette's/Westmount Bar B-Q site at 4469 St. Catherine near Metcalfe, *largely enclosed, p. SL-6*

Upper

Mountainside Church, *sold but not yet deconsecrated, see June 4, 2019, p. 1 and may become a mosque, November 10, 2020, p. 1 & future undecided, March 23, p. RE-24*

PUBLIC PROJECTS

Atwater Metro roof at Atwater & de Maisonneuve, *despite previously announced and exceeded end dates, the work is still under way.*

'Projet Vendôme' pedestrian tunnel to MUHC's Glen hospital in NDG, *finished, June 1, p. 7 and June 8, p. 24*

Westmount Park School, *re-opened in August*

St. Léon's elementary school, *expansion project approved, May 26, 2020, p. 6 & plan for, and history of, building, April 23, 2019, p. 1, and started, March 23, p. RE-12 and p. SL-15.*

City of Westmount's conservatory, *work under way, slated for completion in December, September 7, p. 11.*

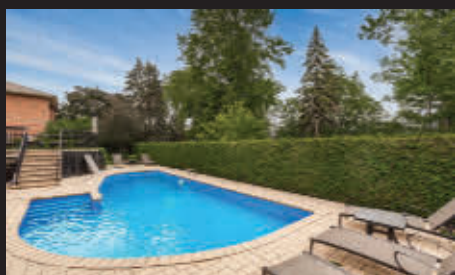
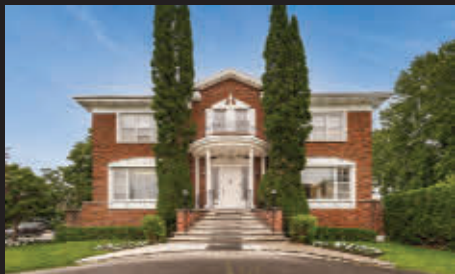
Dodge, cont'd. from SL3

ure is 30. In the third quarter already, ten offers for condominiums have been accepted, with September sales still to come.

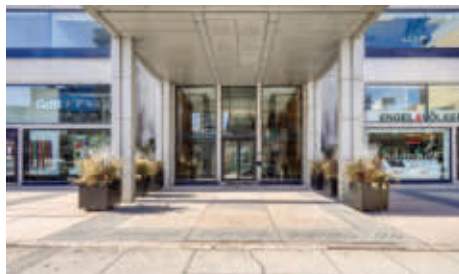
The highest price ever negotiated in Westmount for a penthouse condo, at \$4,000,000, was agreed to in August. The lowest price in the quarter involved a second-floor unit at 11 Hillside Ave., \$475,000.

Among house rentals, the number rented this year now stands at 34, up two from a month ago, while 12 others are still waiting to be rented, three of which are asking more than \$10,000 per month. The number of rentals this year is almost exactly the same as last year, but in 2020 there were another 27 asking to be rented, nine of those asking more than \$10,000 per month.

SOLD



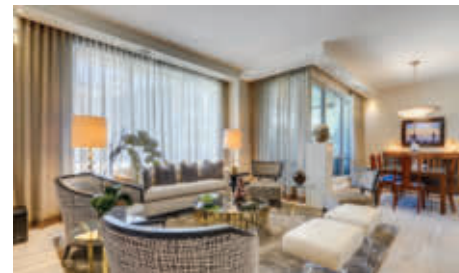
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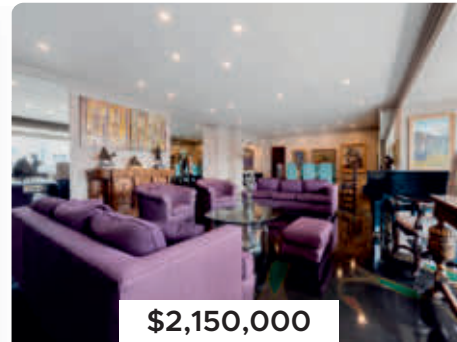
\$5,980,000

WESTMOUNT | BELMONT CR.



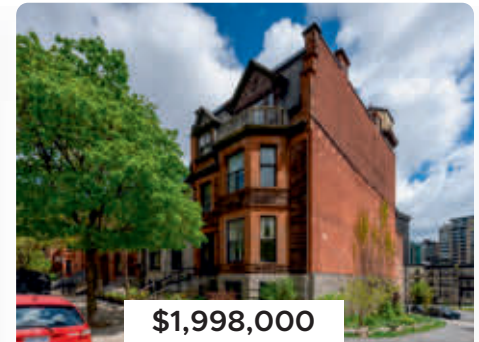
\$3,450,000

WESTMOUNT | CH. DE LAVIGNE



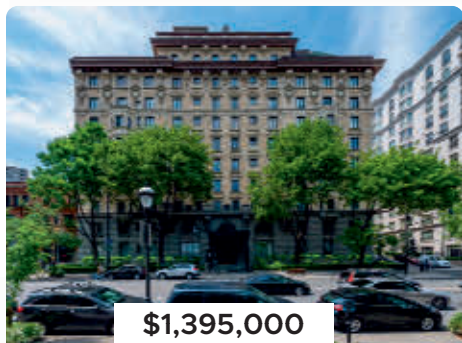
\$2,150,000

VILLE-MARIE | RUE SHERBROOKE O.



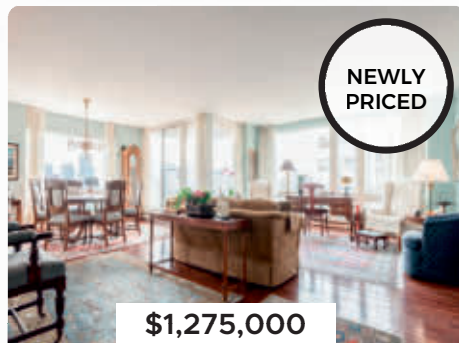
\$1,998,000

VILLE-MARIE | AV. SUMMERHILL



\$1,395,000

VILLE-MARIE | SHERBROOKE O.



NEWLY
PRICED

\$1,275,000

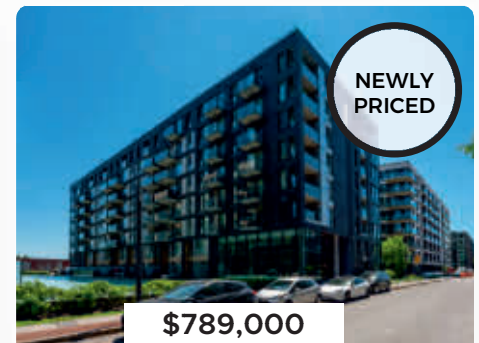
VILLE-MARIE | AV. ATWATER



NEW
LISTING

\$859,000

VILLE-MARIE | CH. CÔTE-DES-NEIGES



NEWLY
PRICED

\$789,000

LE SUD-OUEST | RUE DES BASSINS

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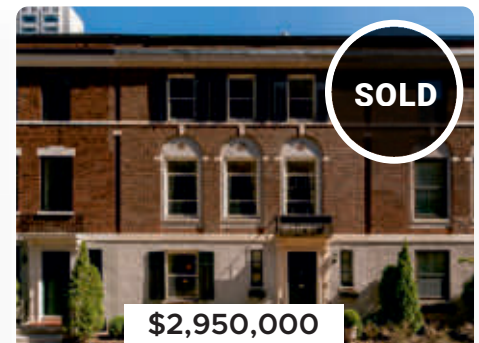
* The prices shown are the asking prices



SOLD

\$3,850,000

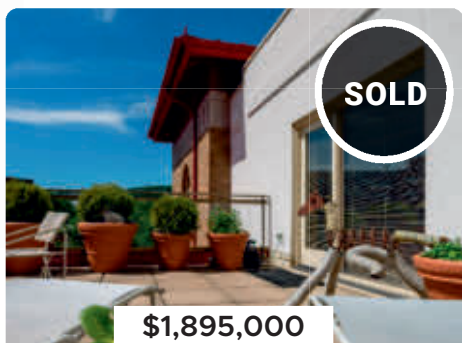
WESTMOUNT | CH. EDGEHILL



SOLD

\$2,950,000

MONTREAL | TERRASSE SUMMERHILL



SOLD

\$1,895,000

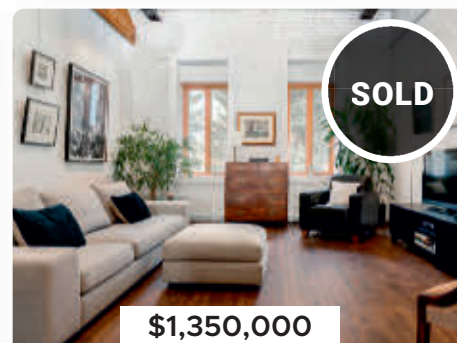
WESTMOUNT | RUE STE-CATHERINE O.



SOLD

\$1,850,000

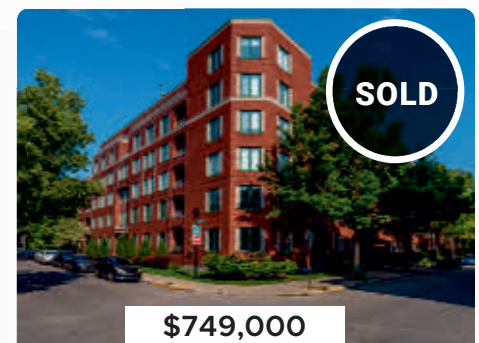
WESTMOUNT | AV. WINDSOR



SOLD

\$1,350,000

LE SUD-OUEST | RUE DU DOMINION



SOLD

\$749,000

LE SUD-OUEST | RUE STE-CUNÉGONDE

Major work begins at Somerville tot lot



City council approved a complete re-building of the tot lot on Somerville near Claremont on March 15 (see March 23, p. RE-4). The equipment will come from Atmosphère Inc. at its bid cost of \$85,250, including tax credits. At least one nearby resident was surprised at the scope of the preliminary dig, seen here September 23. The street has also been narrowed. Photo: Independent.

building permits What's permitted

Council approves 10 permit requests Sept. 9, refuses 1

The following 10 requests for demolition, exterior construction, alteration and renovation were approved at the September 9 meeting of the city council. There was one refusal. These permit requests are those that have been recommended to the council or not by the Planning Advisory Committee (PAC), and apply to architecture and location. The issuance of the permit itself after this approval is not automatic or immediate. Often, additional technical aspects must be checked, clarified and/or remedied as required by the city's Urban Planning department.

- 332 Redfern:** to add an addition on the lateral and rear façades;
- 592 Lansdowne:** to modify the side window and patio door;
- 465 Strathcona:** to add a swimming pool;
- 465 Roslyn:** to add a swimming pool in the rear yard;
- 652 Grosvenor:** to restore upper and lower rear balconies that have fallen into severe disrepair;
- 4298 Dorchester:** at a Category I building, to install exterior railings;
- 19 Oakland:** to change windows in the rear façade.

Approved

- 21 Oakland:** to build an underground accessory building;
- 628 Murray Hill:** to replace windows on the residence (it is noted that this permit application was revised to add the replacement of additional windows after the previous application for exterior work was approved at the council meeting of April 19);
- 200 Lansdowne:** to redo the landscaping in the front yard of the apartment building to include planting, retaining walls, railings, main staircase, drainage and driveway;

Rejected

- 10 Devon:** to modify an opening to install a bay window. This was refused in a separate resolution the recommendation of the Planning Advisory Committee based on not meeting objectives and criteria of By-law 1305 and the *Guidelines to Renovating and Building Westmount*. Among the many listed are that the house is a Category II building located on a corner lot where the façades on Devon and Roxborough are both considered important façades, and on the preservation of original window openings and type.



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BEA JARZYNSKA | 438.989.8912 & ANNE-MARIE ASHCROFT | 514.627.2830



HUDSON | 95 RUE D'OXFORD | \$3,900,000

SUSAN RANSEN | 514.815.5105



HAMPSTEAD | 195 CROIS. WEXFORD | SOLD

LINDSEY MENDELL | 514.578.6293



VILLE-MARIE | 3150 PLACE DE RAMEZAY APP. 3052 | \$2,450,000

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PARC EXTENSION | 7790-7792 STUART | \$830,000



HAMPSTEAD | 57 STRATFORD | \$1,950,000



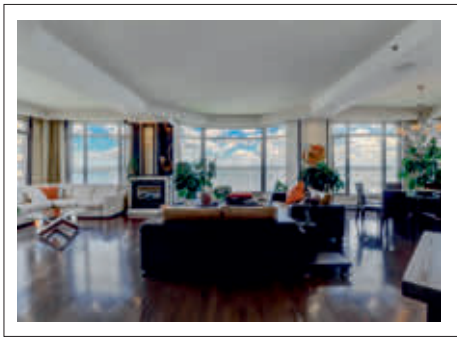
VILLE MARIE | 76 RUE PRINCE, APT. 101 | \$898,000



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GRIFFINTOWN | \$ 3,095,000



NUNS' ISLAND | \$ 2,275,000



FRELIGHTSBURG | \$ 1,998,000



NUNS' ISLAND | \$ 1,695,000



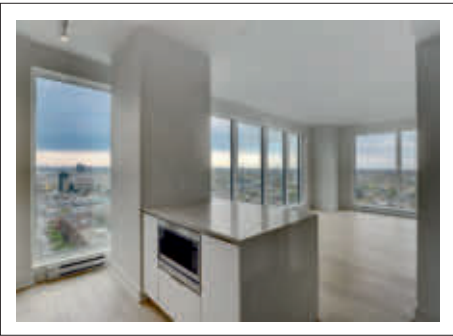
WESTMOUNT | \$ 839,000



OLD MONTREAL | \$ 669,000



CÔTE-SAINT-LUC | \$ 599,000



TOUR DES CANADIENS 3 | \$ 3,150 PER MONTH

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St. Leo's work continues



The footprint of the addition to St. Leo's elementary school on Clarke is becoming clear. This view is from Kitchener Ave. on September 20 looking east.

Photo: Independent.

Concrete pouring begins at Groupe Maurice seniors' residence



After months of digging, workers have finally begun to pour concrete for the foundation of the Groupe Maurice seniors' residence being built at St. Catherine, Claremont and de Maisonneuve. The property is located in NDG just outside of Westmount. The work site will be expanding into Westmount soon though, when one lane of eastbound St. Catherine is closed to traffic for workers' use. Contrary to what we wrote last week (p. 7), this will only be for "approximately 50 meters," according to the company's press release, although the sidewalk will be closed from de Maisonneuve to Prince Albert. The company expects the closures to last approximately 15 months.

Photo: Harvey Aisenthal.

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1485 Rue Sherbrooke O., #8A,
Golden Square Mile - \$6,950,000



3047 Ch. De Breslay, Westmount Adj.
\$3,698,000



341 Metcalfe, Westmount
\$2,398,000



4175 Ste-Catherine O., Westmount
#1402 - \$1,950,000 & #401 - \$949,900



175 Av. Metcalfe, PH605, Westmount
\$1,595,000



4210 Boul. De Maisonneuve O., #2,
Westmount - \$1,175,000

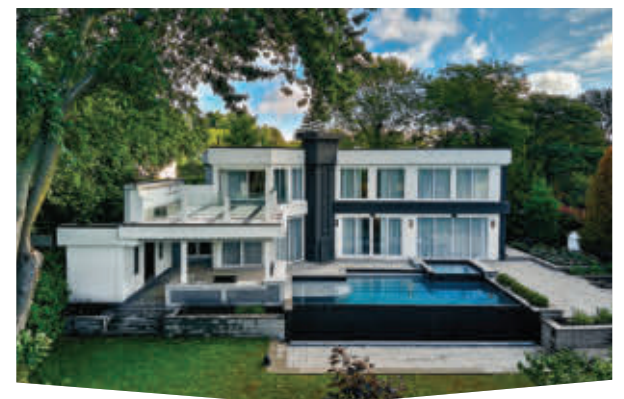
OTHER EXCEPTIONAL LOCATIONS



18 Rue des Huards, Île-des-Soeurs
\$3,898,000



285 Avenue Edison, St Lambert
\$3,798,000



ACCEPTED OFFER*
1181 Rue José, Sainte-Dorothée

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*History by
the House*

ANDY DODGE

The cute row of houses mid-block on Victoria Ave. between de Maisonneuve Blvd. and Somerville Ave. was rented out as modest townhouses for years before each of the houses developed a life of its own, designed for the “common folk” of the time while much of Westmount was being taken over by larger houses.

Isaïe Hurtubise, one of the original farmers granted the land that now comprises Westmount and owner of the still-standing Hurtubise House on Côte St. Antoine Road, sold the land down the hill – part of his farm which reached from Petit Lac St. Pierre to the top of the mountain – to his son-in-law, Ephrem Hudon, in 1873.

This took place just as the good folks of the Côte St. Antoine district of Montreal were beginning to feel they needed to for-

– 1874 –

Village of Notre Dame de Grâce (area of current-day Westmount and NDG) incorporated

– 1876 –

Village of Côte St. Antoine (area of current-day Westmount) breaks away. It becomes a town in 1890.

– 1888 –

wooden railway bridge opens over Glen Rd., southwest of current-day Westmount recreation centre. It is replaced by the still-in-use stone bridge in 1892

– circa 1890 –

Train station opens at the foot of Abbott Ave. It was moved to the foot of Victoria Ave. in 1907, where the building still stands.

– 1895 –

Town of Côte St. Antoine changes its name to Westmount. It becomes a city in 1908.

– 1899 –

Westmount Public Library opens in its current building (which has been added to).

– 1922 –

Current city hall opens.

– 1925 –

The current Victoria Hall opens. This building, still in use, replaced an 1899 version that burned down in 1924. Also, the St. Catherine St. armoury of the Royal Montreal regiment, located on city land, opens.

– 1958 –

Westmount's previous arena opens as an open-sided venue. It was enclosed in 1963. The pool at this facility was added in 1962.

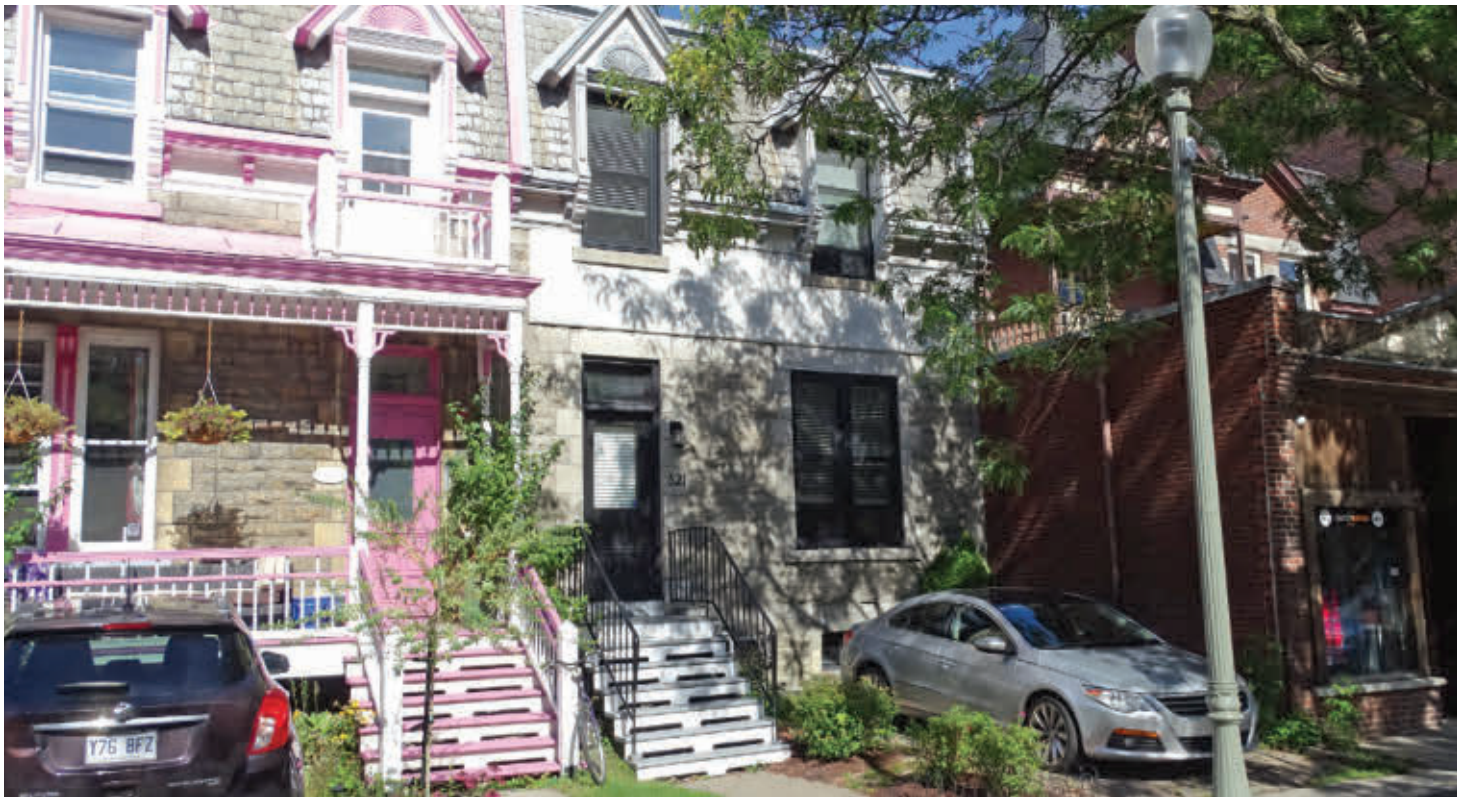
– 2002 to 2005 –

The merged years. Westmount is merged January 1, 2002 with the city of Montreal and becomes one of its boroughs. It demerged on January 1, 2006.

– 2013 –

Current Westmount recreation centre opens.

321 Victoria Ave.: Part of the ‘cute’ row



321 Victoria on September 16.

malize their relationship to the greater city, and a year later they established the municipality of Notre Dame de Grâce.

Already a few houses were appearing near the Hurtubise homestead on Côte St. Antoine, and Western Ave. (now de Maisonneuve Blvd.) was stretching westward along the “flats” above Petit Lac St. Pierre (now the Turcot Yards). Hudon’s land – Lot 215 – was quickly subdivided and some 18,800 square feet on the lower part of what was to become Victoria Ave. was sold off to Sinai Prevost, who with his brother, Zepherin, was a hardware merchant on St. Paul St. Prevost paid 15¢ per square foot for Subdivisions 76, 77 and 78 of Lot 215, each 50 feet wide by about 126 feet deep, just north of Western Ave.

Late 19th century depression

At about the same time, Canada was following the rest of the western world into a severe depression and the prospects of developing the lower part of the new municipality suffered a severe setback. Prevost died, his holdings went into receivership and finally, in 1890, the land was sold at auction to George Bury, a financial agent, for 20¢ per square foot, or \$3,764.80, for 150 feet of frontage along what by now was a growing Victoria Ave.

By then the streets to the west of Victoria – Somerville, Prince Albert, Burton, Winchester and Claremont – were being laid out and subdivided by Richard Warminton and Campbell Bryson, south of

Warminton’s house on Côte St. Antoine. The strip of farmland to the east of Victoria, where Grosvenor and Roslyn avenues are now, was caught up in a family lawsuit and remained undeveloped.

This was the situation in 1897 when Joseph Brosseau, a lumber merchant on St. Hubert St., had his wife, Marie Louise Castonguay, purchase the lots and prepare for the construction of five houses on lots 76 and 77, ignoring the 50-foot subdivisions as most contractors were doing in those days, reducing widths from 25 feet to 20 feet.

A typical Westmount style?

The style of the townhouses, with front porches and gabled dormer windows, was not unknown in Westmount (viz., Abbott, Irvine, Lewis Aves. and Blenheim Place) or St. Henri, just south of the city limits.

By 1899, the houses were ready for occupancy and the Brosseaus sold the entire group to Allan Arthur Phillips, a downtown “gentleman” who prided himself in serving as captain of the 6th Fusilliers Battalion.

He paid \$21,250 for the houses, then sold Castonguay some land he owned at the corner of Sherbrooke St. and Prince Albert Ave. for \$13,250. and sheared off 321 Victoria – the bottom of the row – to Frederick W. Hudson, an agent, for \$3,200. That situation lasted two years until Hudson swept up the four remaining houses for \$14,000, thus getting the entire row for

about \$4,000 less than Phillips had paid for them.

The five houses were a small part of Hudson’s property which, at the time of his death in August 1909, included holdings on McGill St. and Recollet St. in Montreal and on Thornhill Ave. in Westmount.

Apparently his wife, Fannie McFeat, was able to keep the rentals going until 1934, in the middle of the Great Depression. The property was turned over to notary Robertson Gibb for a paltry \$5,500 and he sold it off to an investor named Jules Crepeau, a manager at General News & Advertising Agency Ltd, who paid him \$10,000 and immediately turned it over to Cécile Crepeau, presumably his daughter.

They found a manager, Les Propriétés Immobilières Inc., within two months and unloaded all five houses for \$14,000. The company held onto the five houses through World War II and operated them until 1948, when William Nicholson, an engineer, took over all five for \$27,000 and started to sell them off to separate owners.

Tenants, tenants, tenants

During almost 50 years of rentals, then, dozens of tenants passed through the buildings, including the following:

321 Victoria: H.H.M. Andrews (1899-1907) worked with John Fisher, Son & Co., wholesale woolens, worsted coatings & tailors’ trimmings, located in Victoria Square;

Lorne L. Stewart continued on p. SL-20



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The estate/receivership of Sinaï Prevost, pictured here, sold the land on which 321 Victoria sits to George Bury in 1890.

PROFUSION
IMMOBILIER

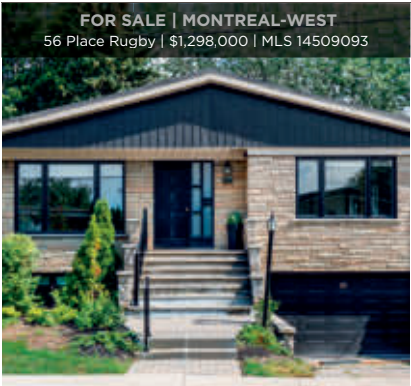
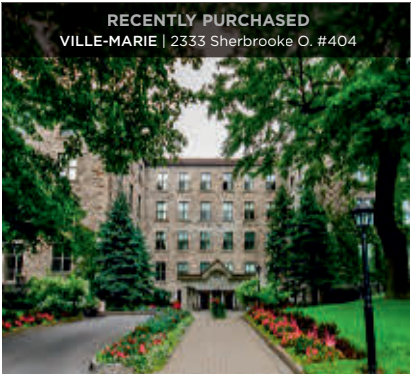
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History by the house, cont'd from p. 18

(1917-23) “manufacturers’ agent” with Stewart & Taylor;

the house was eventually converted to a duplex occupied by Charles Morgan (1930-47), a footman at the Mount Royal Hotel, and Mrs. F. Mitchell (1936-47), the widow of J. Mitchell.

323 Victoria: Hamilton S. Hall (1912-21), business secretary at the YMCA.

325 Victoria: Charles Phelan (1900-07), manager of the Grand Trunk Railway news department;

George A. Jones (1934-42), a clerk at Henry Morgan’s.

327 Victoria: Miss A. Lindsay (1911-19), a blacksmith;

T.W. Haram (1923-29), an engineer and eventually a tanner;

Edwin Delo (1939-48), paymaster at Canadian National Railways.

329 Victoria: Mrs. L. Seath (1911-32), at times with her son, Norman, an electrician and assistant manager of Devoe Electric Switch Co.;

Miss Jean Gordon (1941-49), stenographer at Canadian Pacific Railway.

321 Victoria: the independent unit

In the list above, we see that 321 Victoria, the southernmost of the townhouses, was converted to a duplex even while it was being rented. It was also the last of the five houses to sell, from Nicholson to Thomas Graham, in May 1949.

Graham declared on the deed that he was a gardener and then told Lovell’s Directory that he worked for the city of Westmount. He was able to pay \$8,000 for the house and lived there for five years before selling to William Hildred, a dental technician, for \$14,200.

Hildred, who also called himself William Gordon, died in April 1962; his son, also William Hildred Gordon, took over the house and kept it operating as a dental technician’s laboratory run by Patrick Saliba for a few years before selling, in 1967, to Josef V. Friedman, a custom tailor, who very quickly turned half of it over to Saul Gottlieb, president of Fashions of Israel Inc., an import firm.

The house had various tenants before Gottlieb sold his share back to Friedman in 1975 – via an “in trust” arrangement with a taxi driver – for \$17,000.

Two years later, Friedman was able to sell the duplex to Janina von Herbstreit, a designer, for \$50,000. She took over the lower flat while a podiatrist named N.B. Walker used the upper unit.

The property changed hands in 1980 to Anita Buhler, wife of Brian Graham (we are not certain if there is any relationship to Thomas Graham who owned the house in the 1950s) and then quickly sold to Yang-Yang Yeo, self-employed, wife of Joe Bon-tems, a child life specialist.

Self-understanding & children

One of the units became the headquarters for the National Research institute for Self-Understanding, which lasted until 1983. In 1984 the occupant was “Le Cocon,” which might suggest a day-care centre or children’s fashions; in 1987 the occupant was Je Grandis, which was definitely children’s fashions.

In 1988, the semi-commercial duplex was purchased by a company operated by Brian Gallery, who had just stepped down as mayor of Westmount. A group named

continued on p. RE-22

History of 321-29 Victoria/321 Victoria (since construction)

Date	Civic No(s).	Buyer	Price
26-Jan-1899	321-29	Allan Arthur Phillips, gentleman	\$21,250
9-Feb-1899	321	Frederick W. Hudson, agent	\$3,200
9-Sep-1902	323-29	Frederick W. Hudson, agent	\$14,000
28-Sep-1934	321-29	Robertson Walter Gibb	\$5,500
1-Dec-1934	321-29	Jules C.T. Crepeau	\$10,000
10-Dec-1934	321-29	Cécile Crepeau	\$10,000
25-Jan-1935	321-29	Les Propriétés Immobilières Inc.	\$14,000
17-Dec-1948	321-29	William F. Nicholson	\$27,000
16-May-1949	321	Thomas Graham	\$8,000
11-Jul-1954	321	William Hildred	\$14,200
3-Mar-1967	321	Josef V. Friedman	\$20,000
7-Apr-1967	321 (50%)	Saul Gottlieb	\$10,000
30-Oct-1977	321	Janina von Herbstreit	\$50,000
28-Apr-1980	321	Anita Buhler-Graham	\$56,000
30-Apr-1981	321	Yang-Yang Yeo	\$94,600
2-Dec-1988	321	Bamen Management Inc.	\$210,000
7-Sep-2000	321	Alain & Katrina M. Béland	\$292,000
27-Nov-2014	321	Jeremy Whitworth	\$677,000



Jason Yu

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New



\$3,480,000 3200 Cedar ave, Westmount

French Colonial detached stone house sits on 2 lots. Bright and charming. Large yard, 3+1 bdrms, integrated garage.

New



\$3,500,000 21 Surrey Gardens, Westmount

Located on 1 of the most desirable streets in Westmount, this country-style house sits on 7361 sqft land and has a lot of potential. Turn it into your dream home!

New



\$3,995,000 1755 Rockland, Mont-Royal

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New



\$2,995,000 12 Chenier, Pierrefonds

New construction in 2019, this 6 bedroom, 7+2 bathrooms bungalow defines "modern family home" in every aspects. Over 5000 sqft on each floor, 12 feet ceiling throughout. 15000 sqft lot. One visit will impress you!

New



\$1,995,000 74 Cleve, Hampstead

Huge bungalow with 4+1 berms, many updates and renovations in the last few years. Impeccable condition. Swimming pool possible in the backyard. Turn-key!

New Price



\$2,298,000 592, Cote-St-Antoine, Westmount

Detached family home with beautiful and timeless brick exterior. 4+1 bdrms, integrated garage, central A/C, private backyard. Steps away from Marianopolis College. Priced to sell.



\$2,190,000 4876 Westmount Ave, Westmount

Semi-detached home with 4 bedrooms, sizeable and bright. Private backyard, garage and rare deck above the garage! Great location!



\$1,180,000 4692 Victoria, Westmount Adj.

Great semi-detached home with private backyard. 4 bedrooms. Good size. Great potential. 1 exterior parking.

Accepted offer



\$629,000 1300 Rene-Levesque O, #902, Montreal

Prestigious condo in Roccabella. 1 bedroom with garage and locker. Unblocked view of Mount Royal.

New



\$565,000 1239 Drummond, #1906, Montreal

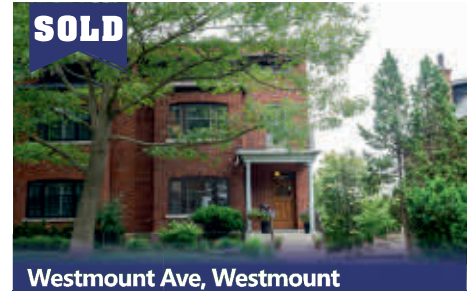
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Little Free Library comes to CPE Terre des Enfants and Centre Greene

By Martin C. Barry

An innovative concept in book lending came to Centre Greene earlier this month when the CPE Terre des Enfants children’s daycare launched its own Little Free Library, making it easier for children and parents passing through the Greene Ave. centre’s front door to borrow books as they please.

Little Free Libraries have become a phenomenon around the world, with more than 75,000 of them in over 85 countries. The non-profit organization’s mandate is to inspire a love of reading, build community and improve book access by fostering neighbourhood book exchange boxes.

The Little Free Library at Centre Greene becomes the first to be registered and set up in the city of Westmount, according to CPE TDE and Centre Greene.

Staff at CPE TDE and Centre Greene say they agreed to host the unit because of their commitment to building a community of readers who can access free books or deposit them for others to read.

Resembling a traditional newspaper dispenser box but made of wood and other sustainable materials, the Little Free Li-



Seen here on Sept. 22 with the new Little Free Library near the front entrance at Centre Greene are, from left, Bianca Zampino-Kowal, a specialized educator at CPE TDE, and Heather Hodges, head of programs and special events at Centre Greene.

History by the house, cont'd from p. 20

Bolero Enr. occupied the building until 1995 when Mary Gallery, his daughter and a current city councillor, moved in and lived there until about 2000.

Then the house – which by then had been reconverted to a single-family dwelling – was sold to Alain and Katrina Béland; he was an actuary and she was a client services representative.

They stayed there at least until 2008, but did not sell until 2014, when 321 Victoria changed hands to Jeremy Whitworth, who paid \$677,000 for the property.

The house has a current valuation of \$758,800.

brary unit was donated by the family of Evan Katz-Flores, inspired by their son’s love of science books. The family are residents of Westmount.

“Take a book, share a book” is the motto of the Little Free Library. Instead of throwing away a book that holds no more interest or is no longer needed, the CPE and Centre Greene are encouraging parents to have their children bring books to the Little

Free Library so that they have a chance to be received in new homes and by other families.

“The concept of a Little Free Library has been going on for quite some time,” said Bianca Zampino-Kowal, a specialized educator at CPE TDE.

“The idea behind it is to promote early literacy, community development and sustainability through books. We want to en-

courage young readers to develop a passion for books through the enjoyment of reading.”

“This is something that Bianca worked on for a year and it finally became a reality,” said Heather Hodges, head of programs and special events at Centre Greene. “We were able to provide the space to host the Little Free Library and we’re very happy to have this partnership.”

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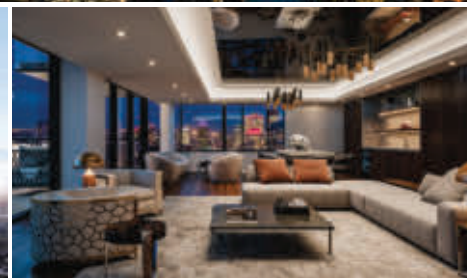

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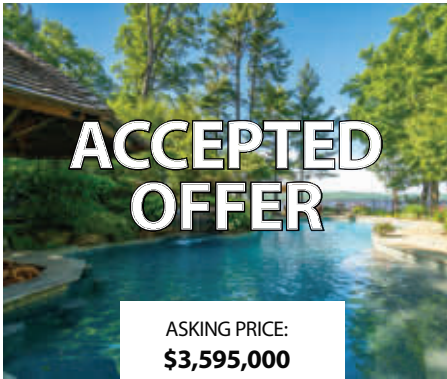
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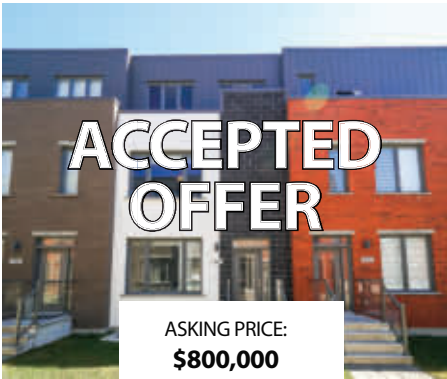
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