

# Spotlight on Real Estate

May 16, 2023

**Pull-out section**



649 Côte St. Antoine (at Claremont) built in 1875, as seen May 11.

PHOTO: RALPH THOMPSON FOR THE WESTMOUNT INDEPENDENT.



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**NEW PRICE**

Ville-Marie | 4100 Ch. de la Côte-des-Neiges, apt. 16 | \$915,000

**BRIGHT CONDO IN PRESTIGIOUS BLDG.**



**NEW LISTING**

Golden-Square-Mile | 1455 Rue Sherbrooke O., Apt. 512 | \$599,000

**BRIGHT RENOVATED DUPLEX**



**FEATURED**

Westmount  
50-52 Av. Columbia | \$1,750,000

**BEAUTIFUL & HISTORIC 2 BDRM GEM**



**FEATURED**

Ville-Marie | 1321 Rue Sherbrooke O.,  
Apt. D-21 | \$965,000

**BRIGHT CHARMING DETACHED COTTAGE**



**FEATURED**

Montreal-Ouest  
316 Av. Westminster N. | \$799,000

**REMARKABLE 2-STOREY CONDO**



**NEW LISTING**

Ville-Marie  
3790 Ch. de la Côte-des-Neiges | \$999,999

**STUNNING CORNER UNIT**



**FEATURED**

Saint-Henri | 38 Rue du Square-Sir-George-  
Étienne-Cartier, apt. 313 | \$999,999

**EXCELLENT INVESTMENT OPPORTUNITY**



**NEW LISTING**

Sud-Ouest  
5751-5753 Rue Laurendeau | \$625,000

**SPACIOUS, FULLY-RENOVATED CONDO**



**FEATURED**

Côte-des-Neiges  
4660 Av. Bonavista, apt. 701 | \$899,000

**CÔTE-DES-NEIGES**



**FEATURED**

5026 Av. Iona  
\$1,699,000



Average adjusted price for 'typical' Westmount house, by month,  
January 2018 to April 2023, based on accepted offer dates



## April sales: Flattening out



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 April 2023. 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.*

Westmount's real estate market has flattened out in the past six months or so, uncertain which direction it wants to go in.

That's the only conclusion that can be drawn about another change in direction, this time slightly upward, though it involves only six sales – very low volume for April, which in the past decade has averaged 14½ transactions. In fact, the 34 sales agreements so far this year is a record low, except for the catastrophic 2020 when the real estate industry was shut down like everything else in April.

The prices offer little to look at either (from a Westmount point of view). It is the second month in a row where only two prices were over the \$2-million mark, though the under-\$2M prices ranged from \$1,693,000 to \$1,825,000, a very tight range. The biggest surprise involved a house on Victoria Ave., which sold for \$3,600,000, almost double its municipal assessment, both the highest price and highest mark-up of the month. In fact, the next-highest mark-up was 6.9 percent – no, not 69 percent – with two of the six selling for less than the 2023 valuation. The one super-high sale pulled the average mark-up back into positive territory after two months where the average was a minus figure.

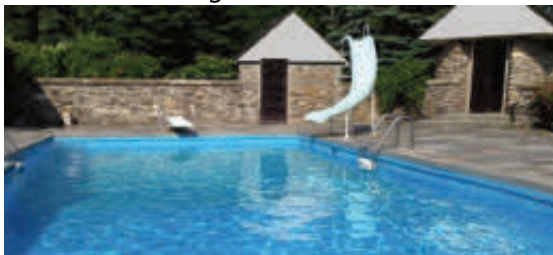
Two flats on St. Antoine St. made up the entire condo/co-op list for April, one of each and selling for \$599,000 (the condo) and \$367,500 (the co-op). In the first three months of 2023, six condominium sales averaged \$940,833, two condos over \$1 million and two selling for less than their tax value, an average 5.8-percent mark-up over valuation.

Four houses in Côte des Neiges just north of Westmount were sold in April, including three on Ros-  
lyn Ave. for prices rang- *continued on p. SL-26*

## GORGEOUS MANOR / 24 ACRES / LANCASTER, ONTARIO / ONE HOUR FROM MONTREAL



Ridgewood Manor



Gorgeous Pool with Cabanas



RIDGEWOOD MANOR is a sprawling 1850 estate located on 24 acres of manicured grounds and forested privacy. The manor is a step back in time with brick, stone and inlaid hardwoods, oak trimmed walls and towering ceilings. From its first owner in Canada's judicial system, the stature cannot be overstated. It's a history gem to be appreciated.

The glorious manor is 5,700 square feet with a spacious eat-in kitchen (seats up to 12), a dining room (seats up to 24) and a 30 foot Great Room. The second level has bed rooms, bath rooms and staff quarters that could house extended family members or numerous guests!

The grounds include a heated pool, outbuildings, a 4-car garage and barn sitting on 8 acres with the balance being forest. It's a dream lifestyle, all about size and quantity, wonderful condition with the mechanical systems in perfect running condition. \$1,975,000



Main Foyer / Hallway



Great Room

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Refill & Co to close this week – 2 restos, 1 store already gone



Clockwise from top left: Refill & Co. has a note on its door announcing its closure Friday, May 19, and saying that its La Prairie store and website will remain open. The Ono Pokii restaurant on Sherbrooke near Prince Albert, Tabprana clothing store on Sherbrooke near Prince Albert, and Pizzeria 900 on Victoria north of Somerville have already closed, all as seen May 11. In addition, the One BLVD sales office on Sherbrooke west of Claremont is no more (see p. SL-12).

PHOTOS: INDEPENDENT.



Ono Pokii



Tabprana



Pizzeria 900

PROFUSION

IMMOBILIER

Forbes

GLOBAL PROPERTIES

SOLD

Av. du Docteur-Penfield | Montréal

1 Av. Wood, apt. 105 | Westmount | \$ 665,000

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Residential and Commercial Real Estate Broker

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TRIPLEX

4105-4109 Av. Isabella | Montréal | NDG | \$ 1,959,000

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# PROFUSION

## I M M O B I L I E R

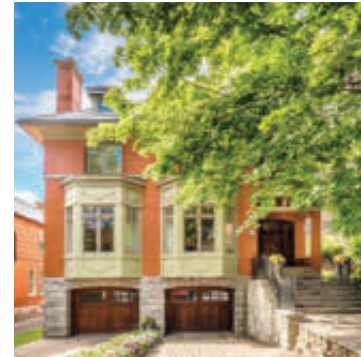
# Forbes

GLOBAL PROPERTIES



**9 Av. Roxborough | Westmount**  
7+1 bedrooms | 6+4 bathrooms

Price Upon Request



**540 Av. Roslyn | Westmount**  
\$5,595,000



**5 Av. Bellevue | Westmount**  
\$4,595,000



**1 Av. Wood, app. 1003**  
Westmount \$3,195,000



**613 Av. Victoria | Westmount**  
\$2,850,000



**18 Crois. Kilburn | Hampstead**  
\$2,545,000



**4569 Rue Sherbrooke O.**  
Westmount \$2,199,000



**TINA BAER**  
Real Estate Broker  
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tbaer@profusion.global



**2657 Rue des Outardes**  
Montréal \$1,375,000



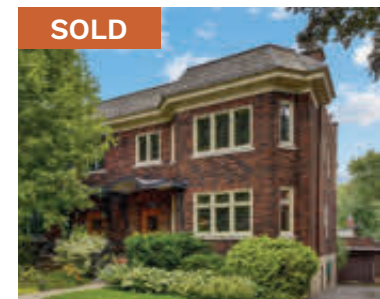
**215 Av. Redfern, app. 207**  
Westmount \$1,085,000



**Av. Krieghoff**  
Côte-Saint-Luc

**SOLD**

**SOLD**



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Westmount

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# Townhouses take shape on de Maisonneuve



June 29



August 2

Open House Sunday May 21 2-4 pm – 2500 av. Pierre Dupuy #710



**CITE DE HAVRE/TROPIQUES NORD**  
This 1441.84 sf unit is completely renovated with style. It has a terrace of 400 sf, which looks onto an atrium, a magnificent tropical jungle with wonderful water views. Your perfect 1 bedroom, 1+1 bathroom, hidden treasure home or delightful pied-à-terre. MLS: 28223779 **\$1,300,000**

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PROFUSION REALTY INC. - REAL ESTATE AGENCY

The brand-new “grand” townhouses of the Albert Square project on de Maisonneuve east of Prince Albert are taking shape. The former commercial building to the west is being transformed into six townhouses.

PHOTOS: INDEPENDENT.



May 11



# CARL KNOWS HOW TO MAKE A HOUSE FEEL LIKE HOME

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**\$3,749,900**  
AV. DES SOMMETS | NUNS' ISLAND



**\$3,998,500**  
CH. DE GEORGEVILLE | MAGOG



**\$2,395,000**  
1 WOOD | WESTMOUNT



**\$2,150,000**  
CHÂTEAU WESTMOUNT SQUARE



**\$1,975,000**  
DE LA SEIGNEURIE | SAINTE-ADÈLE



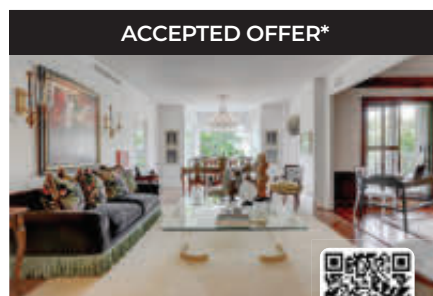
**\$1,848,000**  
SEYMOUR AV. | VILLE-MARIE



**\$1,698,000**  
MARLOWE | NDG



**\$1,698,000**  
CLARKE AV. | WESTMOUNT



**\$1,525,000**  
1 WOOD | WESTMOUNT



**\$1,049,000**  
PORT ROYAL | GOLDEN SQUARE MILE



**\$669,000**  
YORK ST | WESTMOUNT

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AV. CARLETON | WESTMOUNT  
\$5,475,000



CH. DE LAVIGNE | WESTMOUNT  
\$3,780,000



NEW LISTING



AV. HUDSON | WESTMOUNT  
\$2,775,000



BOUL. DE MAISONNEUVE O. | WESTMOUNT  
\$1,785,000



NEWLY PRICED



RUE STE-CATHERINE O. | WESTMOUNT  
\$1,285,000



NEW LISTING



CH. DE LA CÔTE-DES-NEIGES | VILLE-MARIE  
\$1,198,000



RUE STE-CATHERINE O. | WESTMOUNT  
\$1,098,000 or \$4,000 /mo



NEW LISTING



AV. CLAREMONT | WESTMOUNT  
\$875,000





AV. OAKLAND | WESTMOUNT  
\$6,295,000



PL. BELVEDERE | WESTMOUNT  
\$5,600,000



NEW LISTING



AV. MONTROSE | WESTMOUNT  
\$1,775,000



NEW LISTING



AV. REDPATH COURT | GOLDEN SQUARE MILE  
\$1,725,000



AV. COLUMBIA | WESTMOUNT  
\$1,495,000



NEW LISTING



LE BOULEVARD | VILLE-MARIE  
\$1,295,000



SCAN HERE TO VIEW OUR TOP 10  
NEIGHBOURHOODS REAL ESTATE REVIEW



# Will one summer of work do it?



The two-family replacement structure at 314-316 Lansdowne, just north of de Maisonneuve, is coming along, as seen May 11. The inset is from March 16. See October 26, 2021, p. SL-10, for a photo of the previous building at the time city council allowed the property to be divided into two legally. Demolition started the next day (see November 2, 2021, p. 27).

PHOTOS: INDEPENDENT.

# Work continues on Metcalfe



This house on Metcalfe at Melbourne, seen May 11, has been under construction since at least October 2020 (inset).

PHOTOS: INDEPENDENT.



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## Work for new house on Roslyn Ave. begins

September 17, 2020



May 12



A new house on this lot on Roslyn north of Sherbrooke has been planned for years and a permit was approved by city council September 8, 2020 (see September 22, 2020, p. RE-3). There is now a permit displayed in front and trees were cut down this spring, presumably to facilitate construction.

PHOTOS: RALPH THOMPSON, LEFT, AND INDEPENDENT.



**PLAZA COURT**  
5235 CH. COTE-ST-LUC

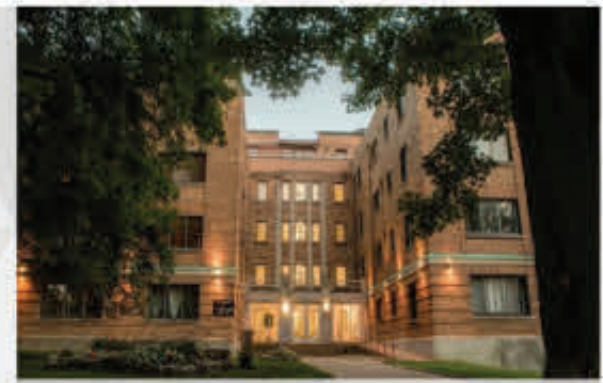
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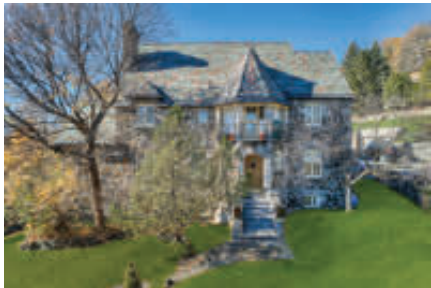
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CONDITIONS APPLY

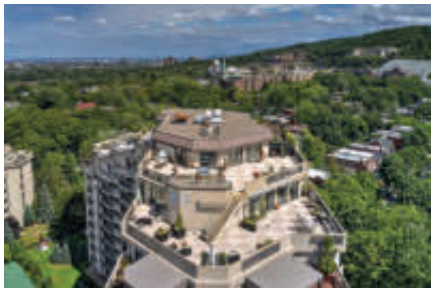




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Visite libre - 21 mai, 14h à 16h | Open house - May 21<sup>st</sup>, 2-4pm  
3711 The Boulevard, Westmount • 3,145,000\$



2 terrasses: 3,000 pc/sf  
6000 ch. Deacon PH-I, Sanctuaire du Mont-Royal • 2,475,000\$

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Northwest of Westmount

No work, no permit yet – no website anymore for One BLVD project



The One BLVD site near The Boulevard and Victoria on May 7.

By JENNIFER BALL

Ground has not yet been broken for the One BLVD condo project and all publicity has stopped. It originally had a target delivery of summer 2024.

The Reliance Construction Group was going to build it on the western perimeter of Westmount, near the intersection of The Boulevard and Victoria Ave., starting this past winter.

Now, the project’s sales office, which was being set up at 5014 Sherbrooke at Claremount Ave., is closed and promotional and marketing posters litter the building site after having been pulled off its fencing.

The project was to be a new 12-storey, 77-unit condo tower. Co-directors Darren Reid and Mark Dichter of the One BLVD Team provided the team’s most recent statement to the *Independent* on August 23, 2022. It read “construction is beginning next year” [i.e. 2023].

“The showroom for the ‘One BLVD’ condominium complex will be opening to those who registered for the project after Labour Day 2022,” they summarized. “Registration can still be done here (oneblvd.ca). Construction will begin in spring 2023 with new owners moving in during the

summer of 2024.”

But now the One BLVD website reads “under construction,” the email address associated with the project has been disabled along with the 438-500-2583 project phone number. The construction was a partnership with developers ACDF architecture, Verterra Investments, Scott Yetman Design, Lotus Realities Inc. and Reliance Construction Group.

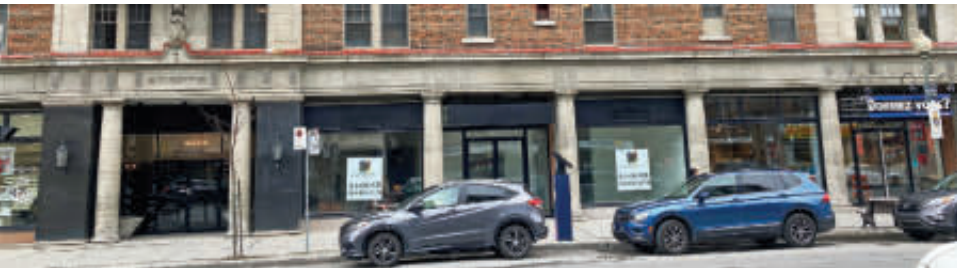
**Borough: No permit**

Etienne Brunet, head of communications and citizen relations division for borough of Côte des Neiges–NDG said, “the permit in question has not been issued. Unfortunately, all other information is not public,” on May 8.

Maxime-Alexis Frappier is a partner at ACDF architecture and on May 8 he said “We have been out of the process as of a few months. We designed the initial iteration, but I do not know where they are at the moment..”

Frappier said he has not spoken with Reid and Dichter recently and does not know what their intentions are.

Attempts were made to interview Reid and Dichter and also Verterra Investments on May 8.



The One BLVD sales office at 5014 Sherbrooke at Claremount Ave. has closed, as seen May 5.



## Southeastern sites silent



Both the former St. Stephen's Church site at Atwater and Dorchester, left, and the empty lot to the west of the former "Nurses' Building" at Greene and Dorchester were quiet the morning of May 11. Work (i.e. the pit photographed) did begin on the St. Stephen's project last year, after a permit was approved in May (see September 27, 2022 p. SL-3). The 4216 Dorchester project has also been approved (see January 24, p. 1).

PHOTOS: INDEPENDENT.

**SOLD**



3773 The Boulevard, Westmount

**NEW LISTING**



3225 Av. Cedar, Westmount

\$3,690,000

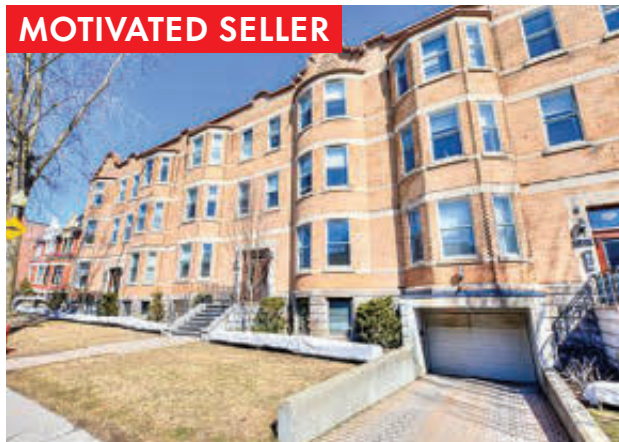
**SOLD**



755 Av. Upper Belmont, Westmount

\$2,499,000

**MOTIVATED SELLER**



437 Grosvenor, #12, Westmount 3 Bed+1 bath, 1326sf \$839,000

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4690 Av. Westmount, Westmount

\$7500/mo

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# East of Westmount

## 3015 Sherbrooke St. apartment complex is just waiting for permits

By JENNIFER BALL

Patrizio Pecorelli and Anthony Del Pinto are just waiting for permits. Pecorelli represents 9472-0380 Québec Inc., the new owner of 3015 Sherbrooke St., located just east of the Westmount-downtown border. Del Pinto of Group Melatti is the project manager hired to get on with the planned retrofit of the \$14.5-million property.

The former rental apartment building at 3015 Sherbrooke St. west was sold in November by Akelius Montreal Ltd. Interior work was expected to start this year on what aims to be a 90-to-100-unit real estate project (see January 31, p. 15).

The *Independent* met Del Pinto on May 2 and he said he was very keen to know when they could start work.

Kim Nantais is media relations officer at the city of Montreal. She said on April 20 that “information about permit applications under review is confidential. However, please be aware that when permits are issued, they are made public.”

Pecorelli was interested in being interviewed but did not respond in time for the *Independent’s* print deadline.



3015 Sherbrooke St. on May 11.

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**FEATURED LISTING**  
**52 Saint-Andrew, Lac-Brome**  
**\$ 1,145,000**  
MLS # 17814905





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**NEW**



**LAKEFRONT COTTAGE @ 399900\$** Renovated cedar cottage directly on the shore of Lake Green with motorboat activities & fishing. Charming and rustic interior, open concept with 3 bedrooms, a fireplace & a wood stove, dining area overlooking the lake & spacious seasonal veranda with a view. Several renovations over the years including windows, siding, extension, heating, insulation, roof, decking, flooring, and electrical box. Ideally located between Ottawa & Montreal, 45 minutes from Lachute and all services. A convenience store within 10 minutes. Centris 21358917

**NEW**



**Lachute @ 375000\$: Open house 1-4pm Saturday May 20**  
Fully renovated bungalow with full basement, attached garage, fenced backyard in a sought after area of Lachute. Features a new electric furnace, heat pump, renovated bathroom, veranda, etc. 2 bedrooms and potential to add a 3rd. A great turn-key home close to city trails and the golf course. Centris 21358917

**NEW**



**Gore @ 294900\$** Cozy 2 storey home with 3 bedrooms and a partial view of Lake Solar. Notarized access to the sandy beach! Features a master bedroom with ensuite powder room, kitchen with pantry, living room with wood fireplace, family room and large balcony. Located in a desired location in the township of Gore, close to many outdoor activities. 10 min. from the ski hill, 15 min to St-Sauveur and less than 1 hour from Montreal. This little piece of paradise in the Laurentians can be yours, and at an affordable price. Request a visit! Centris 23068085

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# THE MONTREAL REALTOR MAKING WAVES IN MIAMI

Nathalie Elkouby has become a household name synonymous with success on the Montreal real estate scene. But why stop there? The Montreal-based realtor has recently expanded her business to South Florida, where she serves the large number of Canadian Buyers & Sellers looking to invest in the sunshine state.

According to recent reports, more than 500,000 Canadians currently own homes in Florida. The proximity and climate make it a prime location for those looking for a vacation home or investment property. Nathalie saw the potential in this market and opened an office in Miami to better serve her clients looking to escape the harsh Canadian winters. Nathalie's clients can now count on her expertise for their real estate needs in both Montreal and Florida. This is particularly appealing to Canadians, who tend to prefer working with agents from their home country.

Nathalie's decision to expand into the Miami market has already proven to be a smart move. Within the first few weeks of launching her office, Nathalie sold a \$13 million USD property to a prominent Canadian business owner and has

already listed multiple million dollar listings. Her success is largely attributed to her dedication to providing excellent customer service and her ability to build strong relationships with her clients. She understands the importance of listening to her clients' needs and works tirelessly to ensure that both buyers and sellers find the ideal outcome to suit their needs. One of Nathalie's strength is her ability to succeed in attracting like-minded top brokers as part of her team so as to provide at all times her clientele with professional seamless service both in Montreal and South Florida.

In addition to her real estate expertise, Nathalie is passionately involved in several local charities, committed to giving back to her community.

A rising star in the world of real estate, Nathalie's decision to expand into the Miami market is a testament to her business savvy and her ability to spot opportunities for growth. With her commitment to providing excellent customer service and her expertise in the real estate market, Nathalie is sure to continue making waves in Montreal and in South Florida for years to come.

GROUP

NATHALIE  
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GLOBAL PROPERTIES



From Left To Right: Dylan Wolf, Michael Martin, Jennifer Radowitz, (Seated) Kenza Soubaa, Nathalie Elkouby, (Seated) Cynthia Marineau, Lori Schwartz, James Reitelman, Laurie Tenenbaum

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**NATHALIE ELKOUBY**  
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PH503 1400 Crois Merit | Mont-Royal  
**\$4,399,000**



**SOLD**

Av. Westmount | Westmount



613 Av Victoria | Westmount  
**\$2,850,000**



**SOLD**

Ch. Queen Mary | Hampstead



3940 Cotes des Neiges A11 | Ville-Marie  
**\$1,650,000**



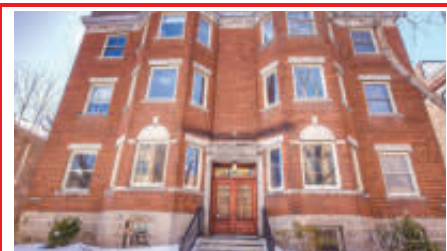
**SOLD**

Av Prince Albert | Westmount

**8961 SW 108th ST, MIAMI, FL**  
**\$3,500,000 USD**







**Westmount** 388 Olivier Ave., #4.  
Amazing opportunity to purchase  
a charming 2 bedroom unit in a 1927  
character building with garage at  
**\$575,000**. Perfectly located!  
MLS 9768853.



**Westmount** 4444 Sherbrooke #506.  
Revised price for investors. Rare  
opportunity in highly desired bldg, 3 bed  
with garage, roof top pool, doorman etc.  
MLS 27218318. **\$868,000**

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# 726 Victoria Avenue: The top of the Hurtubise property



*House History*  
ANDY DODGE

One of the original settlers who was granted land by the king of France – and whose house still graces the north side of Côte St. Antoine Rd. at what is now Victoria Ave. – was Isaë Hurtubise, who established a farm reaching up what we know now as Westmount Mountain perfectly suited to capture the sun and so an excellent location for orchards and gardens. The land included the strip below Côte St. Antoine as well. In the mid-1870s, he sold off his interests there and established what was to become Victoria Ave., complete with emerging businesses near what is now Sherbrooke St.

The upper part of the property, though, stayed in the hands of Isaë and his son, Isaë junior, even as the town transformed into the Village of Notre Dame de Grâce, the Town of Côte St. Antoine and soon the Town of Westmount. Even by 1890, as settlers were clamouring for lots throughout the town, and Victoria Ave. had been built up to Côte St. Antoine, the Hurtubise farmland higher on the mountain remained as such, all the way up to the border of what was then the Town of Côte des Neiges.

### Lot 217 is divided

As the town grew, Lot 217, which included the original farmhouse and the land to the north, was subdivided into 50-foot lots and the Hurtubise family sold off the land reaching up the new extension of Victoria Ave. Thomas Ridgeway, a financial accountant and resident of Windsor Ave., decided to try his hand at development and



726 Victoria Ave. on May 12.

PHOTO: INDEPENDENT.

purchased 10 50-foot lots reaching up the mountain on both sides of the street, bordering on Côte des Neiges. The purchase price was \$8,851.80, which came to 1.5 cents per square foot.

Unfortunately, Ridgeway's great hopes never materialized, and he died in March 1931 without developing the land. Though the Great Depression kept most buyers out of the market, his widow, Eleanor Honor Conolly, was able to sell three lots on the west side of Victoria, just south of Côte des Neiges, for \$9,300. The buyer was Donato Verocchio, a contractor from King Edward Ave. in NDG, who divided the three 50-foot lots into four 37.5-foot lots and set about building four semi-detached houses, Nos. 720, 722, 724 and 726 Victoria.

### Last house in Westmount

The latter house – the last in Westmount on Victoria – was sold to Charles M. Thacker, manager at Hodgson Rowson & Co., butter and cheese exporters, headquartered on William St.

He took title to the new house in March 1934, and stayed there for 13 years, but by 1936 he was renting out a room to Mrs. J.K. Williams, widow of T. Williams, and she stayed with Thacker until he sold the house in 1947 to Françoise Raymond, a spinster who was about to marry Conrad de Lotbinière Porteous.

Porteous had recently returned from World War II, where he had served with distinction in northwest Europe, and the two were married in October of 1947, after she bought the house for \$22,000 in August. They stayed there for six years and then sold to Gordon Hamilton Scott, presi-

dent of Provincial Cotton & Fibre Co. Ltd., who stayed in the house until his death in June 1970.

In early 1972 Scott's widow, Isabel Helen Etwell, sold the property to William A. Bodrug, marketing manager for Bramalea Ltd., a Canadian real-estate development company, but apparently the company was looking westward just as he moved into the house, so he was transferred 18 months later to the west coast and eventually to Oakland, California.

The house was turned over (for an undisclosed price) to a civil engineer named Rudolph John Scarabelli and his wife, Grace Katherine McVey, in August 1973. Scarabelli was a prominent civil engineer, Ottawa native and McGill graduate, who had worked on projects all over the world, including, on this stand in Montreal, the James Bay and La Grande hydroelectric projects.

### McVey co-founds Chez Doris

Having brought up two children, most recently on Grosvenor Ave. north of the city limits, McVey went back to school, starting at Dawson College, then graduated with an applied social science degree from Concordia University. In her five-year tenure on Victoria Ave., she co-founded the New Woman Centre, the first federally-funded women's service centre, and Chez Doris, which still has an important role as Montreal's main shelter for women.

When her husband moved back to Venezuela in 1978 for another engineering job, she followed him but never stopped working, this time as a ..... private counsellor in continued on p. SL-26

HISTORY OF 726 VICTORIA (since construction)		
DATE	BUYER	PRICE
19 Mar 1934	Charles Morgan Thacker	\$12,050
14 Aug 1947	Françoise Raymond	\$22,000
16 Feb 1953	Gordon Hamilton Scott	\$32,500
13 Jan 1972	William Alexander Bodrug, marketing manager	\$36,500
14 Aug 1973	Rudolph John Scarabelli & Grace Katherine McVey	\$1.00
20 Jun 1978	Roger Barrie	\$74,500
28 Feb 1979	Rafael Gay	\$76,000
18 Apr 1980	Dr. Momcilo Gavrilovic	\$107,000
15 Aug 2012	Benoit Champagne	\$860,000
11 Jul 2017	current owners	\$1,145,000



## 4030 Dorchester quiet, Weredale Park road open



No workers were on site May 11 at 4030 Dorchester when the *Independent* went by. The work of the city's contractor (at the owner's expense) does not look done (e.g., the roofline) but work on the walls does appear to have progressed since our April 25, p. 4 coverage. The entrance/western arm of Weredale Park road was open after having been closed some days due to the repair work.

PHOTO: INDEPENDENT.

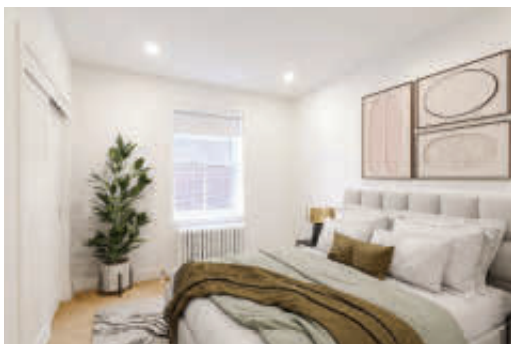
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Saul Ciecha\* 514.941.6248

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290 chemin de Senneville, Senneville  
BEDS: 8 | BATHS: 7+3 | PARKING: 24 | MLS 19931009  
Louise Jackson\* | Diane Stelmashuk\*  
Susanne Stelmashuk Chernin\* 514.944.6066



**BEAUTIFULLY RENOVATED** \$2,295,000  
767 avenue Davaar, Outremont  
BEDS: 4 | BATHS: 3+1 | PARKING: 2 | MLS 19050809  
Vincent Chaput\* 514.264.3555



**PRESTIGIOUS HOME** \$2,180,000  
280 rue Alice-Carrière, Beaconsfield  
BEDS: 5 | BATHS: 3+2 | PARKING: 5 | MLS 26232291  
Cassandra Aurora\*\* 514.293.2277



**OWL'S HEAD SKI-IN/SKI-OUT** \$1,895,000  
45 chemin du Panorama, Potton  
BEDS: 5 | BATHS: 3+1 | PARKING: 10 | MLS 13354373  
Mike Cyr\* 514.248.7272



**ONE-OF-A-KIND WATERFRONT PROPERTY** \$1,799,000  
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BEDS: 4 | BATHS: 5+2 | PARKING: 10 | MLS 16118525  
Marie-Piers Barsalou\*\* 450.577.0272  
Johanne Meunier\* 514.926.5626



**MONKLAND VILLAGE GEM** \$1,779,000  
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Melanie Clarke\* 450.694.0678



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514.718.8004  
514.231.8698

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Andrée-Ann Cloutier<sup>Δ</sup>

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819.452.1998

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Raymond Dalbec\*\*

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819.425.4568

NAVIGABLE WATERFRONT

469 2<sup>e</sup> rue, Saint-Zotique

BEDS: 3 | BATHS: 2+1 | PARKING: 6 | MLS 15704501

Bea Jarzynska<sup>Δ</sup>

\$839,000

438.989.8912

LUXURY CONDOS

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AMAZING LOCATION

1420 avenue des Pins Ouest, apt. C, Ville-Marie

BEDS: 2 | BATHS: 2 | PARKING: 1 | MLS 13290394

Marie-Josée Rouleau\*

\$1,499,000

514.660.6682

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6560 rue Jeanne-Mance, Rosemont

BEDS: 4 | BATHS: 3 | PARKING: 1 | MLS 26715098

Monica Genest\*  
Victoria Marinacci\*

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514.400.0280

NEW PRICE

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BEDS: 2 | BATHS: 2 | PARKING: 2 | MLS 10938948

Louise Latreille\*

\$1,295,000

514.577.2009

CONDO WITH BREATHTAKING VIEWS

628 rue St-Jacques, apt. 2807, Ville-Marie

BEDS: 2 | BATHS: 2 | PARKING: 1 | MLS 23331389

Karen Karpman\*

\$1,295,000

514.497.8218

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Cassian Bopp<sup>Δ</sup>

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BEDS: 2 | BATHS: 2 | PARKING: 1 | MLS 22966298

Anne Ben-Ami (Madar)\*

\$948,000

514.726.3037

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ARCHITECTURE BY PETER DICKINSON

1545 avenue du Docteur-Penfield, apt. 709, Ville-Marie

BEDS: 2 | BATHS: 2 | PARKING: 1 | MLS 15550646

Cyrille Girard\*

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514.582.2810

THE MACGREGOR - IMPECCABLE CONDO

1700 avenue du Docteur-Penfield, apt. 54, Ville-Marie

BEDS: 2 | BATHS: 2 | PARKING: 1 | MLS 14398488

Gabriel Pliva\*

\$899,000

514.923.5383

TOP FLOOR CONDO

380 boulevard St-Joseph Est, Le Plateau-Mont-Royal

BEDS: 3 | BATHS: 1+1 | MLS 21356809

Patrick Vaillant\*\*

\$829,000

514.774.6917

RENOVATED WITH OLD CHARM

923 avenue Davaar, Outremont

BEDS: 4 | BATHS: 2+1 | PARKING: 2 | MLS 17693460

Forgues+Gosselin\*

\$799,000

514.316.2081

RENOVATED TURN KEY CONDO

1 rue McGill, apt. 203, Ville-Marie

BEDS: 2 | BATHS: 1 | PARKING: 1 | MLS 14571674

Patricia Lallier\*\*

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514.239.1898

LES VERRIÈRES SUR LE FLEUVE

60 rue Berlioz, apt. 1206, Île-des-Sœurs

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L'Équipe Savaria  
Christiane Savaria\*\*

\$659,000

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LUXURY CONDOS

NEW PRICE

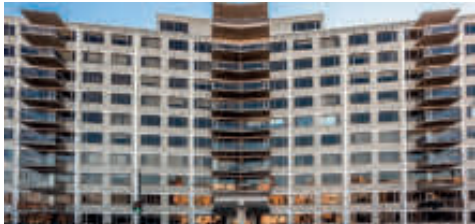


**LE ROTHCHILD I - LUXURY CONDO** \$619,000  
6500 chemin Mackle, apt. 205, Côte-Saint-Luc  
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INTRODUCING



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BEDS: 2 | BATHS: 1+1 | PARKING: 1 | MLS 24092130  
Rachelle Demers\* 514.378.8630

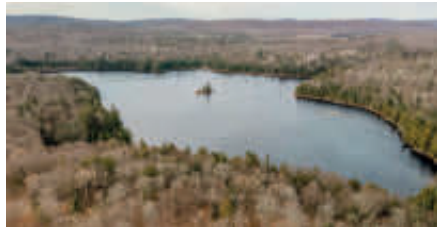


**BEAUTIFUL CONDO** \$525,000  
4850 chemin de la Côte-St-Luc, apt. 53, C.D.N./N.D.G.  
BEDS: 2 | BATHS: 2 | PARKING: 1 | MLS 19615390  
Jill Shpritsen\*\* 514.691.0800

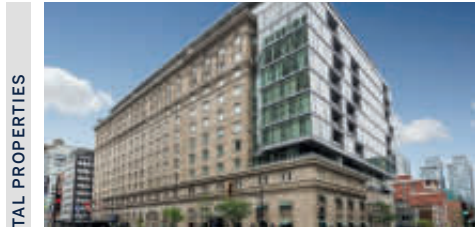


**BEAUTIFUL MODERN CONDO** \$409,000  
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INTRODUCING



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628 rue St-Jacques, apt. 404, Ville-Marie  
BEDS: 2 | BATHS: 1 | MLS 20386131  
Angela Carciero<sup>Δ</sup> 514.916.7868



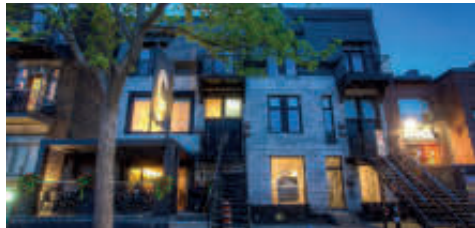
**LE 1200 OUEST - SPACIOUS CONDO** \$3,200<sup>/mo</sup>  
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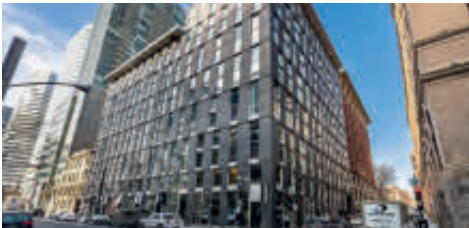
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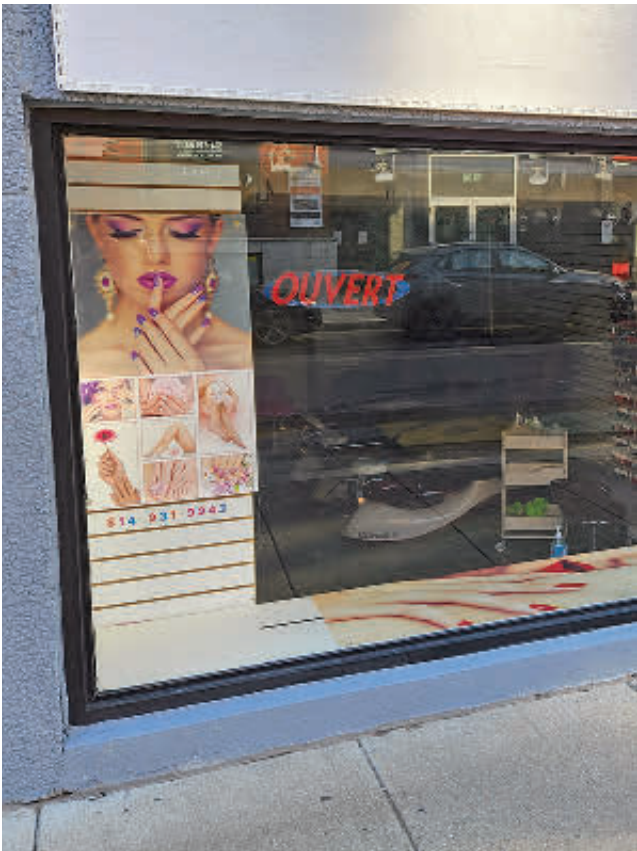
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Greene Ave. openings & closings



From left, Best Shoes has been replaced by a nail salon at 1335 Greene, SieMatic kitchen designs has opened at 1327 Greene, and a lighting and furniture store, Déca, has opened where Henrietta Antony antiques used to be.

PHOTOS: INDEPENDENT.

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Looking west at houses that stood on the west side of Edgehill in 1971. It is the *Independent's* guess that Harry Molson's house was left/south of these two and had already been demolished by this time. The turretted house at right is on Dorchester. To the right of that, the Montreal Children's Hospital is visible in the background. PHOTOS COURTESY OF © BRIAN MERRETT, AUTOROUTE VILLE MARIE SERIES 1969-1972.

# Indie's Edgehill knowledge deepens

BY DAVID PRICE

Reader Roy Millington has followed the *Independent's* resident-led research on downtown's Edgehill St./Ave. (see box). The short downtown street between Fort and St. Mark went south from Dorchester (now René Lévesque) to the *falaise*. It and a continuation of Seigneurs St. were dismantled in the 1960s to make way for an entrance and an exit for the Ville Marie/720/20/136 highway, which still stand.

Millington directed us to photos by Brian Merrett taken as the street and its houses were destroyed, as well as to old maps, showing where Harry Molson's house likely was, as well as that of his neighbours, the Ogilvies. Both appear to have been destroyed by 1940. Molson died in the waters off the *Titanic* in 1912.

- ❶ Current name = René Lévesque.
- ❷ Fort St. ❸ The current Canadian Centre for Architecture, originally the Shaughnessy house.
- ❹ St. Mark St. ❺ This northern continuation of Seigneurs St. is now also gone. The street still exists south of the tracks and the 720/20/138 highway.
- ❻ The general location of Harry Molson's address. This map is from 1912.

Indie coverage of downtown's Edgehill

"Harry Molson: Westmounter, businessman, sailor, *Titanic* victim/The mystery of #2 Edgehill Rd." (March 28, p. 18)

"Was Harry Molson even a Westmounter?" (April 11, p. 18)

"Ogilvie family lived on downtown's Edgehill" (April 18, p. 4)

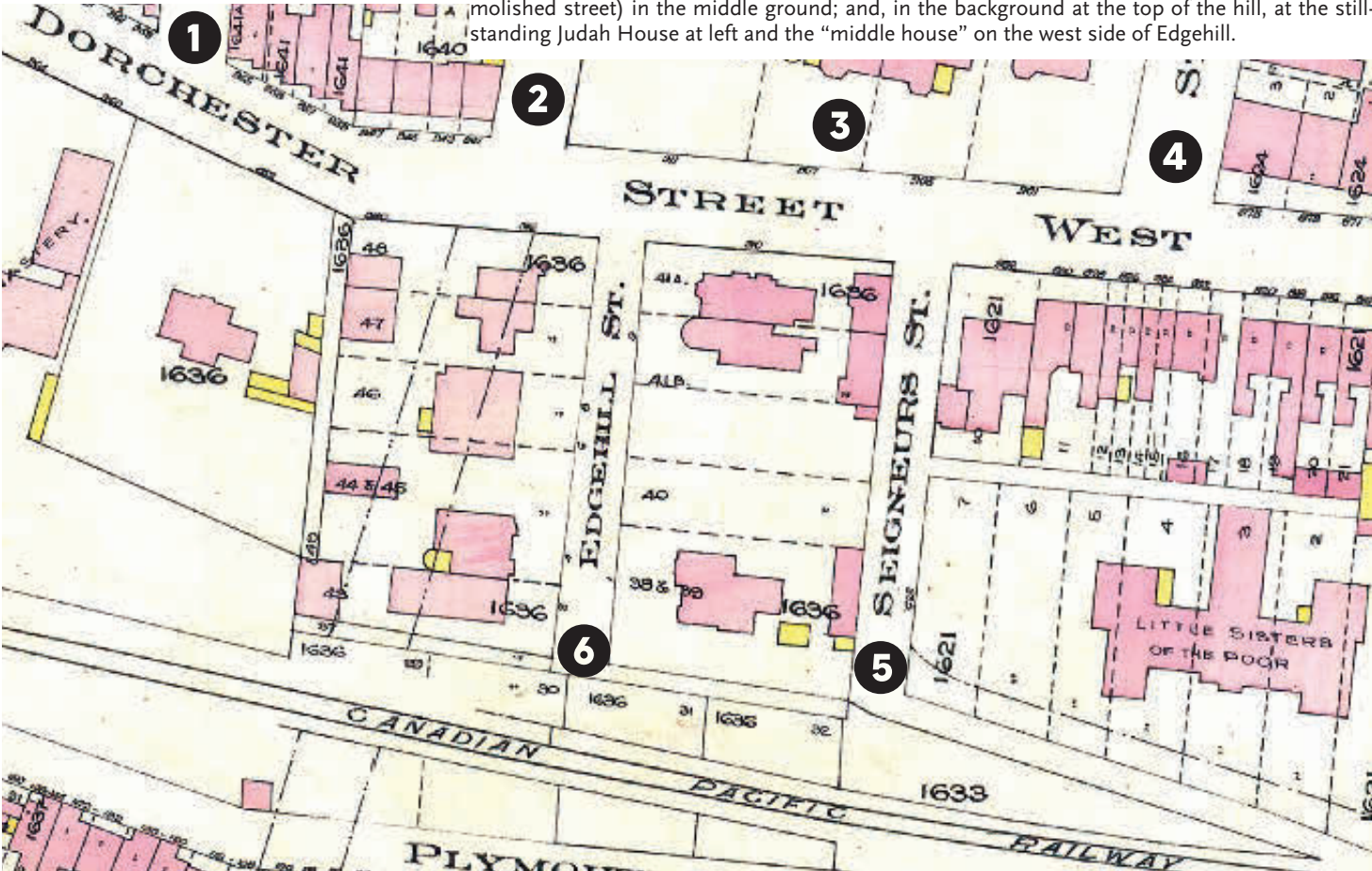
Coincidentally, Merrett is now a Westmounter. When asked for permission to publish them, he wrote back in surprise: "Oh my! Yes, please use them... Delighted! And really curious to learn where he found them!"

Millington found the photos online several years ago.

Many thanks to Roy Millington and Brian Merrett.



Looking north in 1971 from the bottom of the *falaise* at a cottage on Plymouth Grove (another demolished street) in the middle ground; and, in the background at the top of the hill, at the still-standing Judah House at left and the "middle house" on the west side of Edgehill.





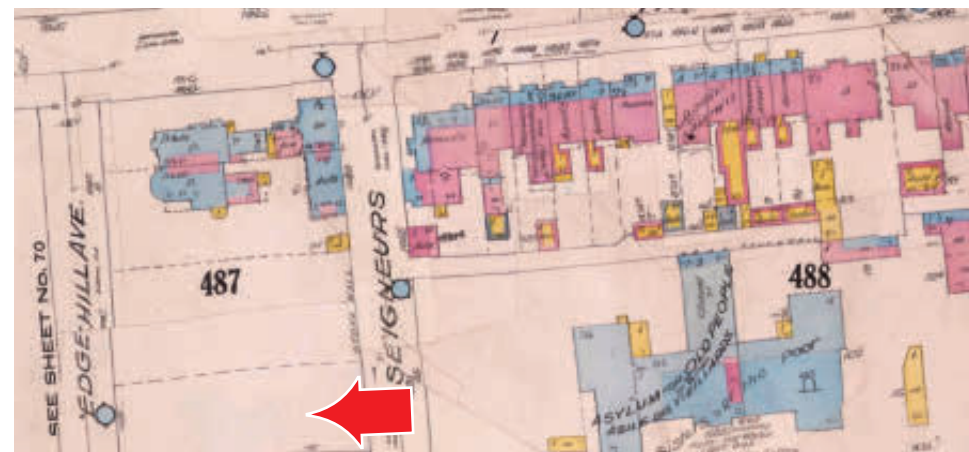


Detail from W. Notman & Son's photo of the *falaise* taken from the smokestack of the Street Railway Power House in 1896 (looking northwest). The *Independent* has added an arrow below what it guesses is Harry Molson's house. Part of the still-standing Judah house is visible behind this building. The white diagonal slash that goes from the centre of this detail towards the bottom right is likely the part of Seigneurs St. that linked its southern part to its northern part. The northern part is now gone. PHOTO COURTESY OF THE McCORD STEWART MUSEUM, NOTMAN PHOTOGRAPHIC ARCHIVES.



Maps from 1915. On the west side of Edgehill, three houses are there: the turreted house on Dorchester, the "middle house" and the southernmost, likely Molson house (green arrow). On the east side, the Ogilvie house is still there in the southernmost lot (with red arrow).

MAPS FROM THE BIBLIOTHÈQUE ET ARCHIVES NATIONALES DU QUÉBEC, INSURANCE PLAN OF CITY OF MONTREAL, QUÉBEC, CANADA, VOLUME II. IMAGES 21 & 22 & 23



Maps from 1940. The likely Molson house is gone from the west side of Edgehill, as is the Ogilvie house from the east (red arrow).



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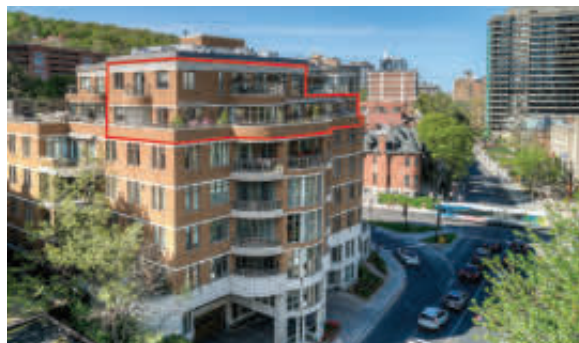


7 Ch. Belfrage, Westmount - \$1,999,000

### Condos



1000 Rue de la Commune E. PH922, Old Montreal  
\$5,895,000



1605 Av. du Docteur-Penfield PH503, Westmount Adj.  
\$2,000,000



285 Av. Clarke #402, Westmount  
\$1,678,000

### Results



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**SOLD**

68 Av. Arlington, Westmount



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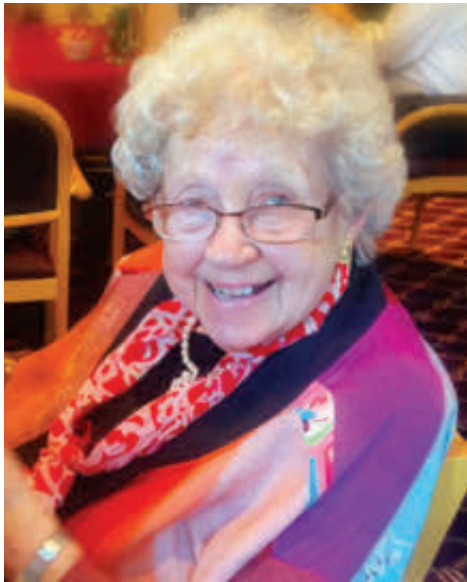
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House history, cont'd. from SL 16



Grace Katherine McVey.

Caracas and fund-raiser for a school in the slum areas of the city. She died in Victoria, B.C. last November at age 99+.

Back in Westmount, a rapid-fire exchange of title took place as Scarabelli and McVey sold to Roger Barrie, a manager, in June 1978, for \$74,500; less than nine months later he passed the house on to Rafael Gay, an executive, for \$76,000. He stayed there for a year and two months as

the Westmount market was soaring, and sold it for \$107,000 without any substantial renovation mentioned by the real estate agent.

Gavrilovic, Tesla and robotics

Dr. Momcilo M. Gavrilovic, a “research engineer, educator, author of numerous publications on electric power systems, robotics and control engineering,” according to the Tesla Memorial Society, of which he was a director, stayed in the house for 32 years, bringing up a family there before passing it on in 2012 to Benoit Champagne.

(Note: Nikola Tesla was a famous electronics inventor in the early 20th century whose reputation has inspired electricians and inventors around the world, including Dr. Gavrilovic as well as the founders of Tesla Motors in 2003.)

By the time he brought the house, Champagne was a full professor at McGill University’s department of electrical and computer engineering, specializing in telecommunications and signal processing. He paid \$860,000 and stayed there for five years, during which time the price tag on the property jumped to \$1,145,000, as the last buyers can attest.

The municipal valuation of the property in the 2023 roll is \$1,489,700.



726 Victoria, at right, is the first/last house in Westmount.

PHOTO: INDEPENDENT.

Isn’t spring perfect?



© Lise Gallant

Summer is coming: lagoon filled!



The Westmount Park lagoon, as seen May 12.

PHOTO: INDEPENDENT.

Dodge, cont'd. from SL 3

ing from \$1,150,000 to \$1,765,000. One sale each was posted for eastern NDG and the Trafalgar-Daulac area just east of the city limits. And offers were accepted for two apartments at Fort de la Montagne, 3577 Atwater Ave., in April.

The number of houses for sale in Westmount has increased from 99 in mid-April to 105 in mid-May, only one asking less than \$1 million while two more are hoping for \$25 million. The biggest price category now is between \$2 and \$3 million, with 34 houses on the block, compared to only 24

in the \$1-million grouping. Four houses were rented in the past month, bringing the year’s total to 19, way above last year’s pace. There are currently 24 houses for rent in Westmount this year, five of those asking \$10,000 per month or more. Only one has been rented for that kind of money, at \$12,000 per month.

In April, the average time on the market dropped to 82 days compared to 142 in March; only one of the April sales took longer than 100 days to sell, compared to five of the nine March sales.





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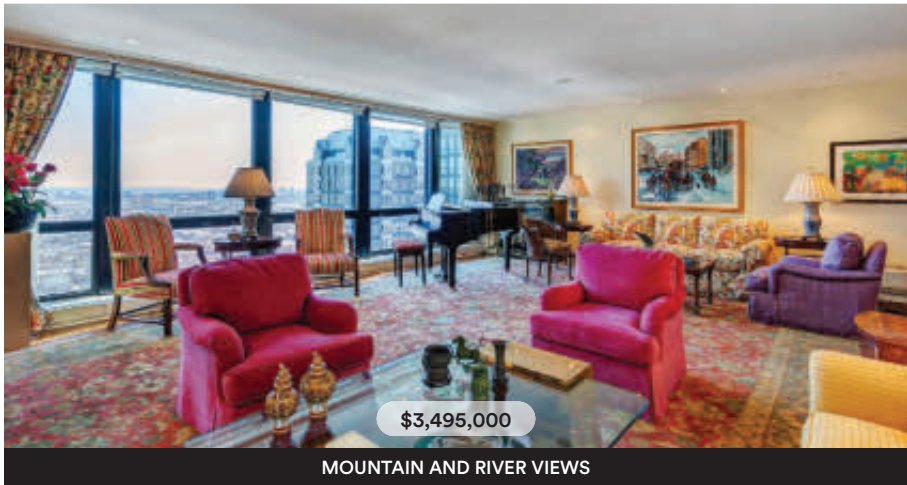




# sicotte & co

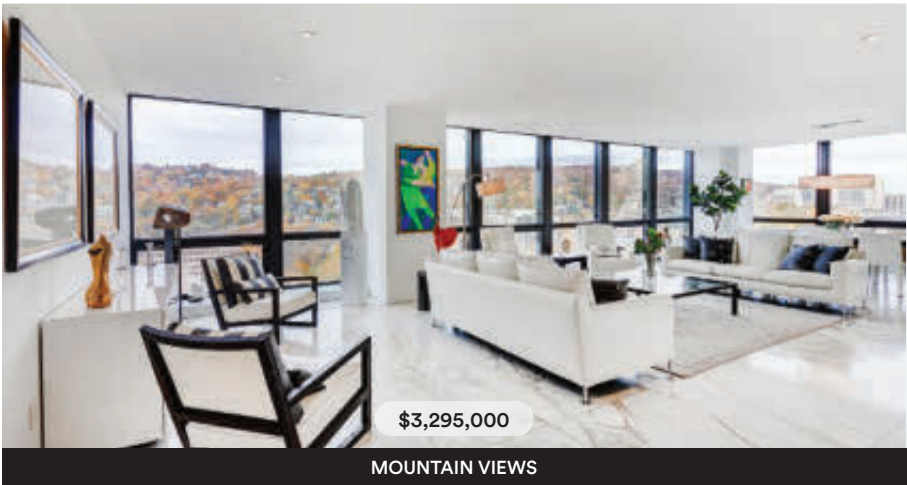
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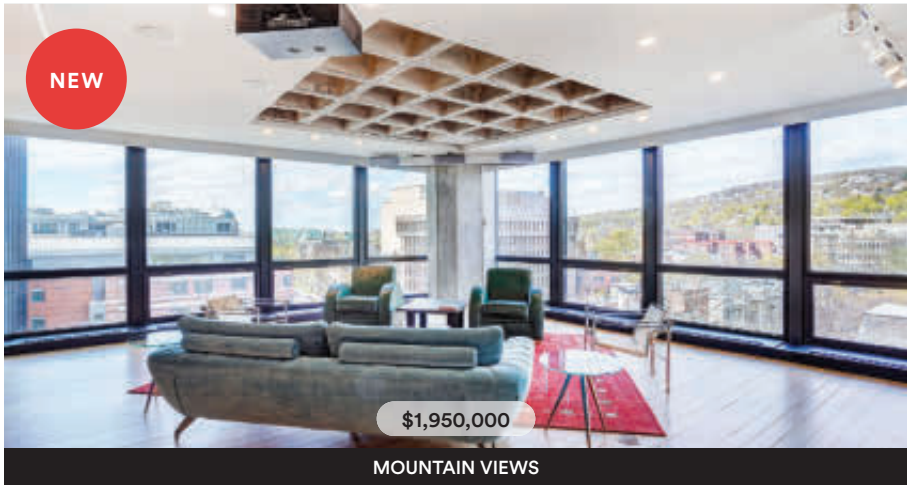
Westmount  
2 WESTMOUNT-SQUARE, APT. 1901

3 3 + 1 2665 sf.



Westmount  
2 WESTMOUNT-SQUARE, APT. 1403

2 2 2385 sf.



Westmount  
2 WESTMOUNT-SQUARE, APT. 503

2 2 1605 sf.



Westmount  
3 WESTMOUNT-SQUARE, APT. 512

2 2 1390 sf.



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