

This house at Grosvenor and Sunnyside was photographed at twilight on September 4. Photo: Ralph Thompson for the Westmount Independent.



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August sales: Heaving a sigh



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 2018. 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 on the right offers a picture of these trends over time.

Summer doldrums in Westmount's real estate market gave agents a chance to catch their collective breath before what appears will be a busy fall season begins in earnest following the Jewish holidays. Eight sales were reported in August, the same number as in July, but still contributing to the slowest annual volume to date since 2013 and second slowest since 1994. And though the "typical" house value dropped slightly from July, it stayed above \$2 million for the fourth month in a row. Among one- and two-family dwellings, the last time a sale was posted below \$1 million was in May. In fact, so far this year, only five Westmount homes have brought prices under \$1 million.

Highest price in August was \$3,700,000 for a top-of-the-mountain house, the fourth-highest sale price so far this year (though three that were posted as having sold for more than \$4 million late in 2017 still have not been registered). Another brought a price in August of \$3,270,000, according to records. The average markup for the month was 27 percent, about where it has been since May, when the adjusted home value first moved past the \$2million mark. Individual mark-ups ranged from three to 72 percent, with only the \$3,700,000 sale coming in at less than 10 percent.

Westmount's condominium market, meanwhile, slowed to a crawl during the summer months. While the second quarter of 2016 (April to June) logged 21 condo sales, only five were announced by agents in July and August. The average mark-up of 25 percent in the second quarter jumped to 44 percent among the five thirdquarter sales, but the sample size is too small to consider this a significant statistic. *continued on p. RE-30* Average adjusted price for 'typical' Westmount house, by month, January 2011 to August 2018, based on accepted offer dates



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Centre Greene ramp progressing, kitchen reno finished



The corner where Centre Greene's lane meets Greene Ave. is a busy one, as seen on September 19. Signs and barriers to do with the closure of Greene at the CP tracks caused by the Turcot work and signage and fences for work on Centre Greene's new ramp form an urban mosaic.

The city of Westmount owns Centre Greene's building, but did not reply with an estimated completion date by press time.

Centre Greene executive director Beth Symansky told the *Independent* September 20 that lots of other things will be new this Photo: Independent.

fall too: "We finished a full renovation of our kitchen over the summer, which will allow us to provide more nutritional programs in addition to our seniors' lunch and our cooking program for kids. One of these programs will be cooking classes for seniors, which will start in the next couple of months.

"We are also expanding our art program by offering teen art classes; Creative Corner, which is a parents-and-tots artsand-crafts activity that facilitates non-verbal bonding; and a drop-in art hive."

Construction, construction, construction



Summer is over, but work continued September 24 on Argyle between Thornhill and The Boulevard (left), and along the whole length of Burton Ave. (right). Two other major projects of this year, Roslyn below Sherbrooke and Clandeboye, are finished.



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of the local market and her extensive contacts, Bunny found us a wonderful home which really met all of our requirements and also had many other positive features. negotiation process she was helpful and candid, making it all seamless and painless. She was alway extremely professional, punctual and respectful; it was a pleasure to work with her.

- DV, MD



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WESTMOUNT | OLIVIER \$1,449,000

Extremely well-located townhouse on the flat. Close to shops, restaurants, schools, parks, all transportation (metro, bus, highway, bike path). 2-car indoor garage. New gas heating and air conditioning systems. Central vaccuum. MLS 18345036



ST-LAZARE | DAOUST \$1,375,000 Unique equestrian retreat on over 9 acres of picturesque land just 30 min from Montreal. Main house features 4 bedrooms, 3 bathrooms, cathedral ceilings, fireplace, sauna, games room. Includes pool, indoor arena, 31-stall stable, caretaker's house. MLS 14597055



VILLE-MARIE | SELKIRK \$975,000

Georgian style home located on quiet cul-de-sac just steps away from downtown and the mountain. 4+1 bedrooms, balconies, skylights, plus. Close to shops, restaurants, universities and transportation (bus, metro, highways). MLS 24528193



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Westmount 641 Av. Murray Hill



Westmount | 598 Av. Lansdowne \$1,565,000 MLS 26941689



RECENTLY PURCHASED

Westmount 515 Av. Roslyn



Westmount | 456 Av. Grosvenor \$950,000 MLS 24260752







Westmount | 519 Rue Clarke \$3,450,000 MLS 9182294



INTRODUCING

CDN | 4514 Ch. Circle \$1,495,000 MLS 17713363



Westmount | 4175 Ste-Catherine O. PH1 \$3,200,000 MLS 25291184



INTRODUCINO

Ville-Marie | 3021 Ch. De Breslay \$2,250,000 MLS 1110397



INTRODUCING

Ville-Marie | 1415 Av. Des Pins O. #102 \$1,150,000 MLS 27364052



RECENTLY PURCHASED

Westmount 1 Av. Wood #403



Ville-Marie 1378 Av du Dr Penfield



Golden Square Mile | 1455 Sherbrooke O #1007 \$1,800,000 MLS 11643469



Sud-Ouest | 501-2365 Rue St-Patrick \$925,000 MLS 24994015



CDN/NDG | 4850 Ch. Côte-St-Luc PH1 \$895,000 MLS 23527276



Sainte-Anne-des-Lacs | 125 Ch. Fournel \$2,700,000 MLS 11133281



Wentworth N. | 1817 Berges-Du-Nord \$1,850,000 MLS 28782058



Piedmont | 635-641 Ch. de la Rivière \$4,500,000 MLS 15831849





Lori Schwartz



Joshua Fagan







History by the House

ANDY DODGE

The mystery of why Westmount's western border reaches down both sides of Claremont Ave. north of Sherbrooke but then, south of Sherbrooke St., zigs eastward and follows the western sidewalk reaching down to St. Henri might be partially explained by the creation of Lot 207 in the mid-1870s as Richard Warminton and Campbell Bryson tried to lay out development plans for the area south of Côte St. Antoine Rd.

The town of Notre Dame de Grâce, which was later to split into two (NDG and Côte St. Antoine, which became Westmount) was beginning to come to life around the corner of what is now Sherbrooke St. and Victoria Ave. It was a small settlement reached either by Côte St. Antoine or the recently-extended Western Ave. (now de Maisonneuve).

Lot 207 covered the west side of Claremont from Côte St. Antoine down to what is now Sherbrooke St., plus the land where the Pickwick Arms, which houses the TD Bank and Zone, now sits south of Sherbrooke St. - all of which is now in West-

77 Chesterfield: Part of Lot 207

mount.

Warminton had just built his house diagonally across the street from Lot 207. It is still standing at the northeast corner of Claremont and Côte St. Antoine.

A Hopkins map dated 1879 shows Lot 207, which appears to have been cut out of a strip of farmland owned by F. (probably François) Decary. Sherbrooke St. ran a couple of blocks between Victoria and Claremont (which ran north from Western Ave.). The lot was purchased by John McDougall from Warminton and Bryson in 1874, the year Notre Dame de Grâce was created.

John McDougall, who came to Canada with his parents in 1832 at age 7, had purchased a machine/millstone company in 1858 from the estate of William Burry, his former boss and partner, and got involved in the burgeoning railway industry in the 1860s as the maker of railway wheels and other important industrial equipment. Like so many of his confrères, the investment of his fortune included buying real estate in a part of Montreal that was seen by many as an English enclave.

Long Depression, fallow land

The Long Depression (1873-96) ensued and the land lay fallow, though even in



Lot 207 stretches south of Côte St. Antoine past Windsor and Chesterfield Aves. and Sherbrooke St., according to Hopkins' 1879 Atlas of Montreal. It appears to have been shaved off from the land of F. Decary. Part of Westmount's western border is in pink.

1879 plans were afoot to develop Chesterfield and Windsor Aves. as well as Victoria and Claremont Aves. below Côte St. Antoine.

Original subdivision plans for the land

up Claremont Ave did not anticipate stretching Chesterfield and Windsor Aves. to the west, but a lane was planned behind the lots, crossing Côte St. Antoine and eventually reaching to the Monklands es-



3223 The Boulevard, Westmount H3Y 1S4 \$3,180,000



3754 The Boulevard, Westmount H3Y 1T6



4287 Rue Sherbrooke O., Westmount H3Z 1C8



11 Place Braeside, Westmount H3Y 3E8



4715 The Boulevard, Westmount H3Y 1T3

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tate, which was the residence of the governor-general (now Villa Maria School). By 1890, according to Goad's Atlas, the cul-desacs at the ends of Windsor and Chesterfield had been added, as well as Prince Albert Ave.

McDougall died in 1892, leaving the land to his son and four daughters. It appears there must have been quite some debate over the eventual disposition of the

History of 77 Chesterfield

Date	(since construction) Buyer	Price
26 Sep 1911	David B. Swinton	\$8,000
05 Mar 1920	Alonzo Wright McClelland, DDS	\$12,500
08 Mar 1948	Oswald Willoughby Bartlett	\$11,000
30 Oct 1950	Lydia Rowe Silver	\$17,000
25 Apr 1973	Marjorie Curtis	\$32,000
10 Feb 1978	Royal Trust	\$60,500
03 Apr 1978	Frederic Rico	\$57,000
27 Aug 1980	Dr. Dagmar Tiivas	\$117,500
27 Feb 1992	Karen S. Potter & Pierre Bienvenu	\$291,000
01 Sep 2006	Antoine Clément & Catherine Vennat	\$825,000
08 Jul 2013	Mark A. Rus	\$1,240,000
10 Sep 2014	Marie-Hélène Corbin	\$1,229,000

land; a new cadastral map was drawn up in 1901 and the land finally was sold off in 1909, cutting across lots designed for houses fronting on Claremont, so that the houses could be built facing onto Chesterfield Ave. The land to the north at the corner of Windsor Ave. had been sold to the Hervey Institute in 1905. It set about building a large "children's home," which covered the entire cul-de-sac. It was only afterwards that the land to the south, leading down to Chesterfield Ave., was sold off for development.

The land on the north side of Chesterfield at Claremont sold to a real estate agent and was immediately turned over to James Barn Scott, who describes himself in the deed (and in Lovell's Directory) as a wholesale lumber merchant living at 463 Lansdowne Ave., but two years later, when he sold the newly-built houses on Chesterfield, he was describing himself as a general contractor.

First buyer: David Swinton

The first buyer of 77 Chesterfield Ave. was David B. Swinton, a superintendent with Canada Car Co., manufacturer of railway cars, who paid \$8,000 for the brand new home. He lived there for about seven years, but his name disappears from Lovell's Directory and is replaced in 1918 by *continued on p. RE-14*



77 Chesterfield Ave. and (inset) the house at Côte St. Antoine and Claremont built by Richard Warminton, photographed on September 20.



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House History, cont'd. from p. RE-11 tional Civil Aviation Organization (ICAO).

Double the price

Dr. Alonzo Wright McClelland, who finally bought the house in March 1920. He calls himself variously MD, dentist and orthodontist, with a downtown practice, and lived in the house until 1948, when he sold to Oswald Willoughby Bartlett, an engineer with Fraser Brace Engineering Co., who moved into 77 Chesterfield from nearby at 590 Côte St. Antoine Rd.

The Bartlett ownership was very short lived and the house was taken over two years later (in 1950) by Lydia Rowe Silver, wife of Walter Baden-Powell Potter, assistant treasurer with Sun Life Corp. It is unclear whether there was any family connection to Lord Robert Baden-Powell, founder of the Scouting movement.

Lydia and Walter had been married in 1927, according to the deed, so were well into their marriage by the time they purchased the house. Still, they stayed on Chesterfield for 23 years and finally sold in April 1973, this time to Alexander Hamilton Harding, a chartered accountant with Bell Canada.

Five years later, the Royal Trust guaranteed a price to the Potters and then sold the house for a \$3,500 loss in the sale to Frederic Rico, an engineer who, by the time he sold the house two years later, was involved with the Montreal-based InternaIn the fast-rising 1970s market, they were able to sell for almost double what they paid for the house, recognizing that they did a great deal of renovation, but the \$117,500 was hardly the \$190,000 they asked for the property.

Dr. Dagmar Tiivas, divorced wife of Edward Vosu, bought the house in 1980 and lived there until February 1992, when she sold to Pierre Bienvenu, a lawyer who either then or soon after was connected to Ogilvy Renault (now Norton Rose Fulbright), and his wife, Karen Sue Potter, who was a press secretary when they bought the house, then a "housewife and artist" when they sold. She now works at the Klinkhoff Gallery on Sherbrooke St. in downtown Montreal.

They stayed there for more than 14 years until finally selling to Antoine Clément, a consultant, and Catherine Vennat, marketing director for CHC Canada, a division of Merck & Co. She has since moved on (with her husband) to be vicepresident of marketing for Bayer in New Jersey.

In 2013, the new buyer was Mark A. Rus, former policy advisor for the privy council and press secretary to minister of state John Godfrey (2002-06) but by then



The Pickwick Arms at Sherbrooke and Claremont on September 20. The fact that its original lot, 207, extended up to Côte St. Antoine Rd. is likely the reason that it is in Westmount today.

an executive in the pharmaceutical industry with Shire Canada, who had just married a California attorney named Mara Grumbo. It appears they were transferred out and now live in Boston, while the house was sold — at a slight loss — to Marie-Hélène Corbin, a gemmologist and president of Ecole de Gemmologie de Montréal, which is developing the science of gems as a profession.

The house, which Corbin paid \$1,229,000 to purchase in September 2014, now has a municipal valuation of \$1,200,200.

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LE SUD OUEST | ATWATER AVE. \$ 3,498,000 +GST/PST



WESTMOUNT | FORDEN AVE. \$ 2,298,000



WESTMOUNT | UPPER-BELMONT AVE. \$ 2,250,000



WESTMOUNT | UPPER-BELMONT AVE. \$ 2,100,000





WESTMOUNT | GROSVENOR AVE.



WESTMOUNT | ARLINGTON AVE.



CDN/NDG I HINGSTON AVE. *WITH CONDITIONS



WESTMOUNT I YORK AVE. \$ 1,795,000 + GST/PST



WESTMOUNT | HOLTON AVE. \$1,698,000



WESTMOUNT I SPRINGFIELD AVE. \$ 1,595,000



VILLE-MARIE I ATWATER AVE. \$ 1,198,000



LE SUD-OUEST I VINET AVE. \$ 1,079,000



LE PLATEAU I DES PINS AVE. W \$ 545,000 / \$ 2,800/MO



VILLE-MARIE I ATWATER AVE. \$ 1,060,000



CDN/NDG | SARANAC ST. \$ 398,000



VILLE MARIE I BLEURY ST. \$1,060,000 / \$5,000/MO



OUTREMONT I BLOOMFIELD AVE. \$ 9,500/MO



LASALLE | LASALLE BLVD. \$ 598,000



WESTMOUNT I LANSDOWNE AVE. \$6,000/MO



Confusing times on de Maisonneuve (part 2)

The area around de Maisonneuve Blvd. between Prince Albert and Claremont continued last week to be the target of much detour signage, much not that much actual detouring.

On September 17, a sign on de Maisonneuve west of Victoria Ave. directed drivers right and northwards up Prince Albert, although de Maisonneuve was completely open to traffic.

A sign on Prince Albert, well before Somerville, directed drivers left, presumably onto Somerville but arguably onto Burton, which was still under construction.

The pièce de resistance was three northfacing signs in close proximity on Claremont just north of de Maisonneuve. The first one seemingly directed motorists straight and south down St. Catherine St. (and not right and back onto de Maisonneuve). The second one announced the end of the detour and the final one again directed the drivers down St. Catherine St.

"I think this [final] picture ... says it all. Where one detour ends, 10 meters further, another begins," said Westmount resident Steve Weir.

For part 1, see September 11, p. 26.



\$1,118,000 Le REDFERN: Luxurious open concept, 2 bedrooms, 2 ensuite bathrooms, 1 powder room, 1 garage, 2 lockers, gym, pool, terrace. MLS 19979854

WATERFRONT Rue Saraguay \$6000/month

Stunning views, 4+2 bedrooms, 3+1 bathrooms, huge covered terrace, 2 car garage. MLS 19488390





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NUNS' ISLAND SYMPHONIA - PH \$1,950,000



NUNS' ISLAND **DES SITTELLES** \$1,895,000



Photos 1 to 3 (on September 17): Independent; photo 4 (on September 16) courtesy of S. Weir.



NUNS' ISLAND COUR DES BRUYÈRES \$1,148,000



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WESTMOUNT | 360 ELM

Elegant, fully renovated 2 bedrooms 3+1 bathrooms row house in one of the most sought-after streets in Westmount. This charming home has the perfect layout for entertaining, including a magnificent kitchen with dinette, opening on the back terrace, and 2 parking spots in the driveway. Steps away from Greene Avenue shopping and groceries, metro, schools. Centris# 26129780



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HAMPSTEAD | 166 WEXFORD CRESCENT New! Sublime custom built residence in prime location across from Wexford Park. This outstanding cross hall plan home is made for entertainment from its exquisite entry hall and striking circular staircase to its large receiption rooms, huge deck and pool size lot. Centris #26415643





Retail Review

Greene Ave. near St. Catherine St. is one of Westmount's new hot spots. Not only are the two eateries Gentile and Bagels on Greene packed, but two exciting new establishments just opened their doors. Actually three, but one is a conceptwithin-a-concept: Ryu, a chain of sushi restaurants, co-habits the space with the salad bar Livia.

This month's theme? Food and flowers

Ryu & Livia

The décor is industrially serene, with pale woods, distressed walls and light grey textured brick. Look up, way up, to see a large galvanized steel pipe outlined against the hanging plants. The greenery sits on a shelf under the skylight.

Derby Renelic, PR manager, explained with a smile that "a specialist comes in to water them."

Ryu co-owners Jason Lamarre and David Dayan opened their first Ryu on



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Laurier St. That location is now closed for renovations, but the Peel St., Laval and airport locations are busy. I can understand why: the sushi is amazing.

Livia is a brand new concept based on the hot matcha trend - the Japanese powdered green tea is used in a range of drinks and snacks. Livia tea shop "uses ceremonial grade matcha – the top class." Livia also offers super food drinks such as turmeric-spiked tea and beet drinks.

Open 7 days a week, the matcha bar will offer breakfast items (I noted yummy croissants), salads and *poké* from 7 am until 5 pm. Ryu operates from 11 until 3:30, when it closes, re-opening from 5 to 10 pm., 11 pm on week-ends. And with this glorious September weather, one can enjoy a salad sitting at the bistrot chairs and tables outside Livia.

Rvusushi.com 4185 St. Catherine St.

Westrose

Just up the street is the new Westrose, already a hit with aficionados of Parisianstyle breads and pastries. Indeed, the classic French pastries sit like shining - and delicious ! - sculptures. I loved Le Bluet and the Tartelette Citron Sable Breton. But my favourites were the macarons, looking very much like the famed Ladurée delicacies. And with good reason.

The co-owners are from France. Jérôme Recipon lives in Paris and Sebastien Vanier directs the Westmount location. He explained that, "We are a boulangerie-patisserie."

Entering, the aroma of freshly baked baguettes and breads is a sure lure! As I watched food lovers leave with bags of delights, I also noted a few sat in the cozy "salon de thé" area, where marble-topped tables and comfortable seating – including a welcoming fat pink armchair – offer an oasis of calm. Soon there will be a "terrasse opening in the back."

As I live nearby, I am glad Westrose is open 7 days a week!

Westrose.ca 1235 Greene Ave.

Fleuressence

There may be a few leaves eager to change into their red coats, but flowers are blooming in Westmount, especially now with the newly opened Fleuressence. I met owners Chris Kim and his wife Erin Kim as their sidewalk display of gorgeous fat sunflowers and fabulous fall chrysanthemums brought me to a halt.

It is not just a flower shop. Chris also florally designs interiors and restaurants. Lavandaria, Kampai, Café Bazin and Park are a few of his creations, which he carefully tends with personalized service.

Fleuressence reminds me of a European flower boutique: packed - but in a good way. Spears of gladioli share space with tightly-budded roses; orchids sit elegantly on a long table. The Kims are waiting for their shipment of "amazing ceramic pots and urns from Germany."

I couldn't carry all my bouquets home: luckily they also deliver. Open daily 9:30 am to 6. Sundays closing at 5 pm.

1368 Greene Ave. fleuressence.ca

Chocolatier Suisse

For chocolate lovers - and who isn't?! the new Chocolatier Suisse offers the famed Swiss chocolate, as well as coffee. Tantalizing pastries "fresh daily" sit amidst packaged chocolates and gifts, all smartly packaged with the classic red and white of the Swiss flag. In fact, the flag brands the Swiss Dream shelf, an offering of mugs and gifts.

Owner Serdar Atsak showed me around the charming space, perfect for a morning meet or the classic afternoon tea break, and explained there are no chemical continued on p. RE-30









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Westmount: renovated townhouse on a desirable street, 4+1 bedrooms, 3+1 bathrooms, open kitchen, garden, large living and dining rooms, 2 parking, finished basement with separate entrance. Steps to Greene Ave., transportation and schools.

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GOLDEN SQUARE MILE | ORO | \$1,528,000



WESTMOUNT | 175 METCALFE | \$1,298,000

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LE SUD-OUEST | \$1,295,000 / \$4,995 PER MONTH



NUNS' ISLAND | DOMAINE SYMPHONIA





WESTMOUNT | LANSDOWNE | \$1,250,000



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83 Stayner: Detached, with 2 car parking, directly across from Stayner Park. \$989,000



4700 Ste.Catherine #702: "The Pom" over 1600 sf, 2 bedroom, 2 bath, 1 car garage spectacular mountain views \$1,275,000



1288 Ave. Des Canadiens de Montréal apt. 1910:

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RE/MAX ACTION 1225 av. Greene, Westmount









The early churches in Westmount were missions for congregations from downtown Montreal. As parishioners moved westward, some churches opened up small venues to accommodate them in the sparsely settled municipality. Across de Maisonneuve Blvd. from the towers of Mies van der Rohe's Modernist Westmount Square sits a small red brick church. The Anglican Church of the Advent opened in 1892 and is the oldest surviving church building in Westmount. It changed ownership in 2005, when it became the House of Prayer of All Nations.

The first church in our community was Anglican St. Matthias on Côte St. Antoine Rd. The original white clapboard mission church stood on the site of today's parish hall. The land donated by Mrs. Raynes was on the southeast corner of her "Forden" estate. The present stone building was erected in 1912. For many years, the former church served as the parish hall, until it was demolished in 1935.

St. Matthias is the regimental church of continued on p. RE-28

Early Westmount churches: Church of the Advent, St. Matthias and Westmount Park United

The tabernacle chapel at what is now de Maisonneuve and Lansdowne that preceded the red brick Westmount



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M SUR LA MONTAGNE • PHASE 2 • Unit 306



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M SUR LA MONTAGNE • PHASE 2 • Unit 407/408



WESTMOUNT • 53 SURREY GARDENS Exquisite residence custom built • \$5,500,000

CONDITIONAL OFFER

WESTMOUNT ADJ • LE MONTEBELLO #47



WESTMOUNT • 496 WOOD Beautifully restored residence • \$2,325,000

CONDITIONAL OFFER

WESTMOUNT ADJ • LE MONTEBELLO #82



HAMPSTEAD • 204 Harland Huge cottage • \$1,440,000



CITE DU HAVRE • 2500 AV. PIERRE DUPUY #709 Private garage up to 5 cars •\$1,250,000



CONDITIONAL OFFER M SUR LA MONTAGNE • PHASE 1 • Unit 202 12 ft high ceilings



INTRODUCING NUNS' ISLAND • 120 RUE FERLAND #3C A must see w/2 garages • \$420,000

ANNE BEN-AMI (MADAR)

Real Estate Broker 514.726.3037 annebenami.ca





Testimonial

We sold our house in Westmount and purchased recently a Penthouse with Anne. Her professionalism and attention helped us greatly to get through both transactions smoothly. Her assistance has been instrumental in guiding us through the process, keeping always in mind always our utmost satisfaction in attending to our needs. She was honest, dedicated and thorough in the service she provided us.

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This net was seen on Strathcona Ave. on September 19.

Photo: Independent















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JUST LISTED! 1st time on the market in 44 years! This phenomenally large 5+1 bedroom home with garage + garden is ready for the next family to make it their own and start making memories. From the soaring ceiling height, to the gorgeous wood paneled dining room, the features of this home will exceed your expectations! OPPORTUNITY KNOCKS!! **\$2,195,000**



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CH. ROCKLAND, TOWN MOUNT-ROYAL



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30-202 Coldbrook

Situated along the Coldbrook stream, this light filled 3 bedroom, 2 bathroom condo has a country feeling but is steps from the centre of Knowlton. \$279,000





17 Capel

1913 gracious home with old charm wraparound verandas up and down, surrounded by exquisite perennial gardens. Large lot in a quiet sought after neighbourhood. \$515,000





29 Sugarhill

Unique French country style property, 4 bedrooms, 15.5 acres, wooded sloped land, views of Brome Lake. Permission to build on 9.5 acres, many extras. Please see listing brokers for details.

\$895,000



Diana Timmins Real Estate Broker 450-531-3094



Churches, cont'd. from p. RE-24



Westmount Park United.

the Royal Montreal Regiment.

In 1885 the Methodists built a small, clapboard tabernacle chapel at the corner of what is now de Maisonneuve Blvd. and Lansdowne. This was replaced in 1896 by a red brick Westmount Methodist Church. After Church Union in 1925, when Methodists, Congregationalists, and most Presbyterians amalgamated, greystone Westmount Park United Church was opened in 1929 to accommodate the enlarged congregation. This place of worship

houses a vast collection of C. W. Kelsey stained-glass windows.

On Sunday, September 30, the Westmount Historical Association and the city of Westmount are offering a free, guided walking tour of the interior of four churches: St. Matthias Church, Ascension of Our Lord, St. Léon de Westmount and Westmount Park United Church. We will be discussing their history and architecture and will visit the interiors of these heritage buildings. For more information, go to www.wha.quebec.



St. Matthias.

Susan Loyd Real estate broker

Susan Lloyd Real Estate Inc.

slloydleduc@profusion.global

From the very onset, Susan impressed me with a unique blend of warmth, focus and professional insight, which proved invaluable in selecting her as my real estate agent. Her analyses, thoughts and recommendations were consistently accurate, timely and unfailingly correct. Her interpersonal and managerial skills relieved me of a great burden. I recommend her to you wholeheartedly and without reservation. I've come to realize that the top qualities to look for in a good agent are knowledge of the local market and an ability to quickly assess, and react to a client's needs. Susan treated me like my transaction was the most important on her agenda. She managed to take away, by her efforts, skills, and respect for her client, some of the stress that comes from selling a home. Susan has earned my full and unreserved recommendation.

— GM, eng.





Leading total

RESULTS

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WENTWORTH-NORD | RENÉ \$2,850,000

Spectacular renovated country estate on over 25 acres with 1,476 feet of private lakefront with its own beach, boat dock, and salt water pool. Large windows and an immense wrap around deck offer lake views from every angle. **MLS 19369420**



GOLDEN SQUARE MILE | CHELSEA PLACE Superbly appointed New-York style town house with gracious ground floor & custom

kitchen. 4 bedrooms, office, stunning library, integrated 2-car garage are but a few outstanding features this sophisticated residence has to offer. **Sold in just over 30 days.**



WESTMOUNT | GROSVENOR \$2,388,000

ACCEPETED OFFER* IN LESS THAN 7 DAYS Spectacularly renovated home that exudes quality and style that says "home" the minute you walk in. Exotic hardwood floors add warmth to the contemporary finishes. MLS 21932817 *with conditions



WESTMOUNT | DORCHESTER \$1,425,000

Stunning turn-of-the-century residence that is a quintessential example of Westmount architecture. Rich period details include beautiful original woodwork & mouldings, lofty ceilings, generous room sizes. 2-car garage. Steps to Greene Avenue. **MLS 13487004**

BUILDING PERMITS 😭 What's permitted

Council approves 39 building projects in September, refuses 1

The following 15 permit requests for demolition, exterior construction, alteration and renovation were approved at the September 4 meeting of the city council. There was one refusal.

Approved

25 Edgehill: To enlarge the elevator shaft and modify roof as a consequence, modify the exterior coating, and replace windows and doors provided the balcony columns of the loggia on the front façade are aligned to create symmetry;

4895 de Maisonneuve: to stain brick provided that a stained brick sample matching the existing bricks is submitted before the staining is undertaken;

Edgehill (no civic number yet designated): to build a new family house;

37 Windsor: to replace back windows; **20 Somerville:** At a Category I house, to change the front balcony door provided it is made of wood without any cladding;

1359 Greene: to install a stucco-covered chimney at the back;

485 Strathcona: to repair the walkway and driveway provided the driveway is resurfaced in uni-pavers;

512 Argyle: to add an extension at the rear and to install new skylights provided they are not visible from the street;

54 Forden Cresc.: at a Category 1 house, to enlarge the driveway provided it is extended to a maximum width of 10 feet and this only between the sidewalk and the front lot line. No paving on city property along the lateral lot line will be permitted; 464 Victoria: at a Category I house, to

replace three basement windows;

771 Upper Belmont: to replace the patio door;

67 Prospect: to replace windows;

4 de Casson: to rectify the 60/40 land-scaping ratio;

4709 The Boulevard: to replace windows;

370 Elm: at a Category I house, to change front windows provided they are wood without any cladding and match the proportions of the existing ones.

Refused

65 Forden: at a Category I house, to do landscaping and build a new terrace.

The Planning Advisory Committee recommended the proposal to council for un-



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favourable consideration stating the proposal had been reviewed for the 6th time without addressing the committee's concerns. The proposed design of the landscaping and the terrace is not compatible with the architecture of the house, which is a Category I and designed by Robert Findlay, architect. Furthermore, the design proposal is not adapted to the particular context and its visibility from Westmount Ave. (see terrace plan and garden as among challenges faced by the new house August 30, 2016, p. 3).

approved at the September 17 meeting of the city council. There were no refusals.

Approved

450 Kensington: at Shaar Hashomayim, a Category I building, to build an access ramp for persons with reduced mobility at the Kensington entrance and do landscaping work;

522 Roslyn: rear yard landscaping;

10 Bellevue: to build a retaining wall close to the garage;

451 Strathcona: to replace a front door provided the existing leaded glass window transom is reinstalled on the interior face of the window and not in the middle of the thermo-pane airspace;

511 Roslyn: to redo landscaping including pedestrian sidewalks, a garage entry, retaining walls, fences, terraces, a pool, spa, plantings and grass;

1 Summit Circle: to rebuild a deck and a guard-rail around an existing pool;

608 Carleton: to do landscaping work at the rear;

310 Lansdowne two permits: to replace

August sales, cont'd. from p. RE-3

Westmount adjacent

Things were slow in adjacent-Westmount areas, with two new sales in the Circle Rd. area and three in the Square Mile, but none just to the east or west of the city limits. Already the Côte des Neiges sector (Circle Rd., Cedar Crescent) is running ahead of the total volume for all of 2017, with the fall season still to come.

News about \$4 million-plus sale prices earlier this year appears to have opened the floodgates, with 97 listings on the market in mid-September, compared to only 79 a month earlier. Still only two houses asking less than \$1 million were in that list, while three were asking more than \$10 million, 14 others between \$5 million and \$10 million. So far this year 36 housa garage door, and to replace a window; 631 Victoria: to replace a window and a door;

445 Mount Stephen: to replace windows and doors;

460 Lansdowne: to replace windows provided the separating posts between the windows are kept given that they are an architectural character-defining feature;

460 Mount Stephen: to replace a balcony door provided it is made of wood without any cladding;

618 Grosvenor: to modify the staircase;

532 Grosvenor: to build a rear balcony; **4872 St. Catherine:** at a Category I house, to repave a parking spot and land-scape the front yard;

4887 de Maisonneuve: to replace a door;

378 Metcalfe: at a Category I* house, to replace a basement window fronting the street provided the replacement window has a vertical division (SDL) in the middle recreating the geometry of the existing casement window.

Prince Albert: to replace a front door provided the existing leaded glass transom window is reinstalled on the interior face of the window and not in the middle of the thermo-pane airspace;

4192 St. Catherine: at a Category I building, to repair the front parapet provided the stone is replaced with real stone to match the existing;

52 Arlington: to replace windows and doors;

11 Oakland: to replace windows;

524 Victoria: to modify the front balcony;

453 Strathcona: landscaping work at the rear.

es have been rented for amounts between \$2,000 and \$9,000 per month; another 21 are being offered for rent, including five asking more than \$10,000 per month.

Retail Review, cont'd. from p. RE-20

additives or industrial preservatives. Along with three prize-winning chocolates – Le Coline, Le Mocca Glacé and L'Impérial – the shop will offer hand-crafted pralines, truffles (can't wait!) and break chocolate as well as assortments for gifts and seasonal occasions. How loved is Swiss chocolate? Well, along with the renowned boutique in Geneva, there are exclusive stores in Riyadh, Taipei, London, New York, Berlin and Shanghai. And now we have one in our neighbourhood.

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