

Spotlight on Real Estate

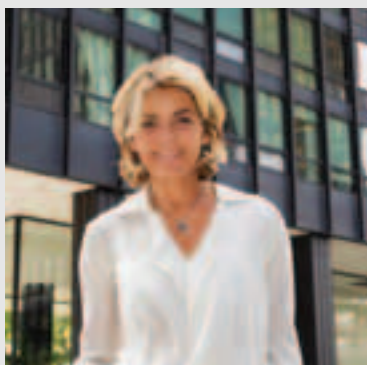
September 24, 2019

Pull-out section



The east side of Victoria Ave. between de Maisonneuve and Somerville on September 17.

PHOTO: RALPH THOMPSON FOR THE WESTMOUNT INDEPENDENT.



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REAL ESTATE BROKER

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Sutton

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home hunting easy.

SICOTTE
& CO





Westmount | 746 av. Lexington
\$4,650,000



Westmount | 24 av. Forden
\$3,680,000



Westmount | 70 Croissant Summit
\$2,995,000



Westmount | 642 Murray Hill
\$2,550,000 \$9,500/month



Westmount adj. | 3021 ch. De Breslay
\$2,250,000



Westmount adj. | 4034 av. Grey
\$875,000



Introducing | Westmount adj.
4645 av. Roslyn | \$1,997,000



Westmount adj.
4817 Cedar Crescent
\$1,088,000



Westmount | 111 av. Irvine
\$1,088,000



- RENTALS
- 3062 Côte des Neiges
\$5,290/month
 - 663 av. Victoria, Westmount
\$6,700/month

Multiple
rentals



Golden Square Mile
3446 av. du Musée, apt.3



Golden Square Mile
1509 Sherbrooke O. apt.72 \$715,000



Golden Square Mile | 1455
Sherbrooke O. #1506 | \$1,195,000



Golden Square Mile | 1455
Sherbrooke O. #1006 | \$1,279,000



Old Port | 1000 rue de la Commune E.
For sale or rent

COUNTRY GETAWAYS



Mont-Tremblant
110 ch. des Quatre-Sommets #2



Ste-Agathe-des-Monts
3 Pointe-Greenshields \$1,795,000



Ste-Anne-des-Lacs | 125 ch. Fournel
\$2,299,000



Piedmont | 635-641 ch. de la Rivière
\$3,995,000



Estérel
2 av. des Alouettes



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Average adjusted price for 'typical' Westmount house, by month, January 2014 to August 2019, based on accepted offer dates



August Sales: Demand dwindles



Real Estate

ANDY DODGE CRA (RET.)

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 2019. 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 left offers a picture of these trends over time.

Commitment to the upper portion of Westmount's home price range appears to have dwindled in mid-summer, with no sales of property over \$2 million reported in August, and the actual average price down to \$1,283,333 in six sales, though mark-ups over valuation remained strong, averaging 31 percent. One late-July sale in Westmount cleared \$2 million, but otherwise there has been very little recently to encourage the higher-priced market.

In August, the six sales ranged from \$965,000 – the first under-\$1 million sale

since May and one of only four so far this year – to \$1,650,000, making this the only month not to have a sale over \$2 million since January 2017.

Low-low; high-high

The lowest-priced sale was also the lowest mark-up over municipal valuation in August, at 5.7 percent, also the house that had been the longest on the market, 279 days. On the other hand, the highest price of \$1,650,000 generated the highest mark-up of 47.2 percent, though that house also spent 203 days on the market. Two others sold in less than a week, so the overall average for the month was 102 days.

The average mark-up over valuation for August was 30.9 percent, way down from an average for July of 51.9 percent but generally just below the 37-percent average for the year. On that basis, the "typical" Westmount house with a valuation of \$1,575,722 would be worth \$2,063,340; with extremes removed and averages smoothed, we reach a figure of \$2.2 million, continuing a slight downward trend that started in June.

Because of the slow volume in July and August, this is no reason to panic, though if

continued on p. RE-8



Top 25 Brokers Engel & Völkers Americas 2017 & 2018

2017&2018年度 安阁置
业全美洲排名前25地产经纪

龚文字 William Gong
T. 514-600-6693 | 514-294-5511
william.gong@evcanada.com
williamgong.evcanada.com



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Joseph Montanaro

REAL ESTATE BROKER | B.ARCH

Joseph has had the **FIVE highest Westmount sales** of **2019***

All sales priced above \$4 MILLION

Sotheby's | Québec
INTERNATIONAL REALTY

*Centris statistics dated September 17th, 2019.

Recent Significant Sales

HIGHEST WESTMOUNT SALE EVER ON MLS*



LISTED AND SOLD BY JOSEPH

Braeside, Westmount

LISTED AND SOLD BY JOSEPH AT FULL ASKING PRICE



Morrisson, Mont-Royal

ACCEPTED OFFER



Docteur-Penfield, Downtown

LISTED AND SOLD BY JOSEPH



Oakland, Westmount

LISTED AND SOLD BY JOSEPH



Cedar, Downtown

LISTED AND SOLD BY JOSEPH



Lexington, Westmount

LISTED AND SOLD BY JOSEPH



Ramezay, Westmount

LISTED AND SOLD BY JOSEPH



Granville, Hampstead

Distinguished Residences



8 Forden, Westmount



Beauxarts, Downtown



21 Aberdeen, Westmount



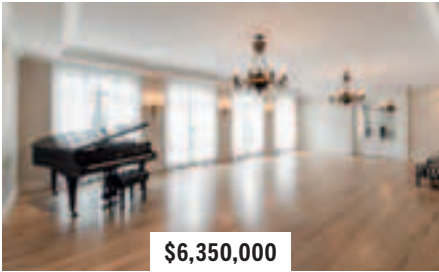
45 Forden-Crescent, Westmount



619 Sydenham, Westmount



55 Belvedere, Westmount



Sir George Simpson, Downtown



68 Summit Circle, Westmount



164 Edgehill, Westmount



109 Upper-Bellevue, Westmount



680 Roslyn, Westmount



43 Surrey Gardens, Westmount



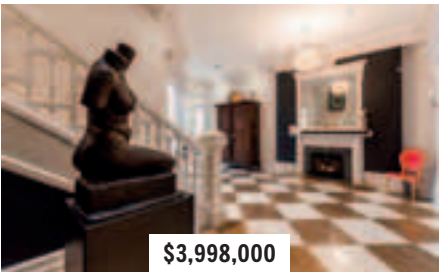
3036 St. Sulpice, Westmount Adj.



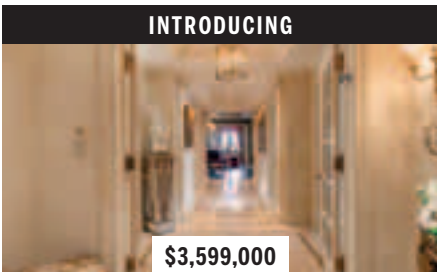
815 Upper Lansdowne, Westmount



3995 Montrose, Westmount



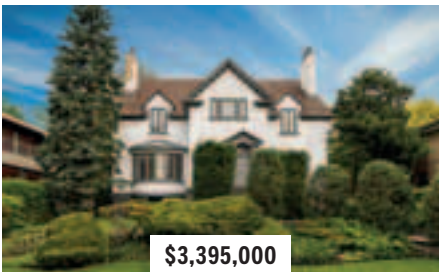
4280 Dorchester, Westmount



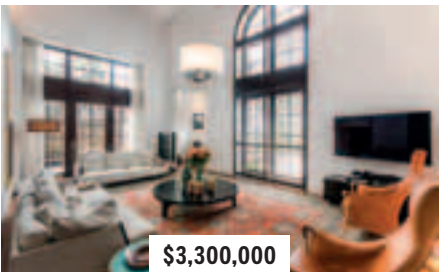
Beauxarts, Downtown



736 Lexington, Westmount



87 Summit Crescent, Westmount



680 Victoria, Westmount

Distinguished Residences

INTRODUCING | ALBERT SQUARE



\$2,723,808 + TXS

4898 Maisonneuve O., Westmount



\$2,998,000

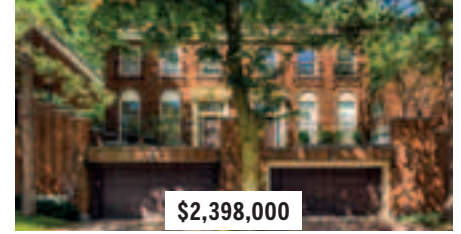
53 De Lavigne, Westmount



\$2,650,000

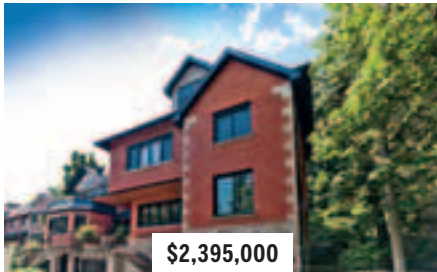
320 Redfern, Westmount

INTRODUCING



\$2,398,000

1321 Redpath Crescent, Downtown



\$2,395,000

4070 Trafalgar, Westmount Adj.



\$2,395,000

573 Grosvenor, Westmount



PENTHOUSE

\$2,349,000

215 Redfern, Westmount



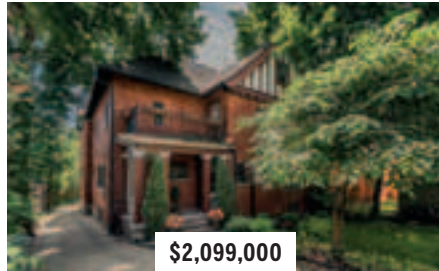
\$2,298,000

356 Côte-St-Antoine, Westmount



\$2,188,000

4732 Boulevard, Westmount



\$2,099,000

3128 Boulevard, Westmount Adj.



\$1,999,000

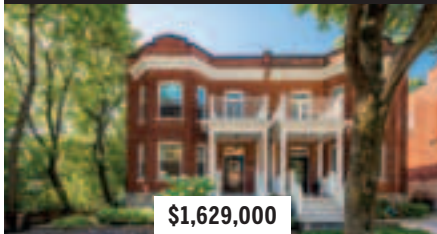
3029 Breslay, Westmount Adj.



\$1,785,000

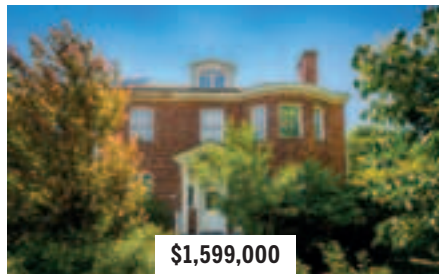
653 Grosvenor, Westmount

INTRODUCING



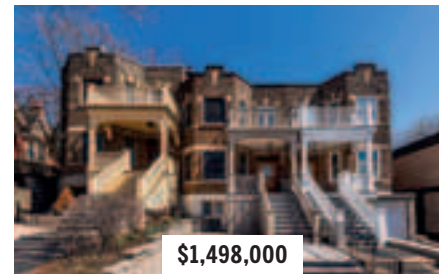
\$1,629,000

554 Victoria, Westmount



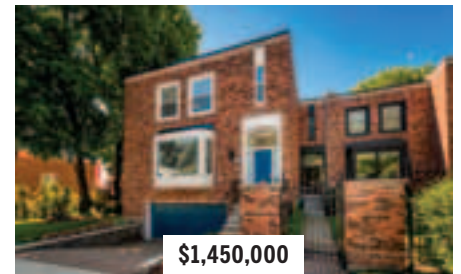
\$1,599,000

4742 Boulevard, Westmount



\$1,498,000

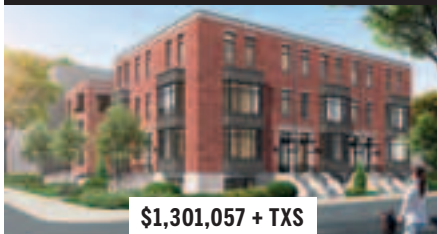
469 Clarke, Westmount



\$1,450,000

4062 Côte-des-Neiges, Downtown

INTRODUCING | ALBERT SQUARE



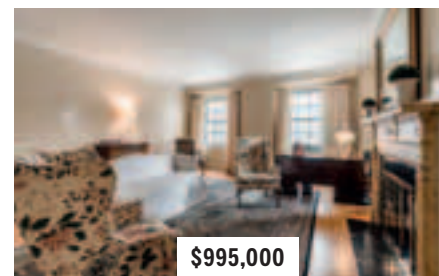
\$1,301,057 + TXS

4898 Maisonneuve O., Westmount



\$998,000

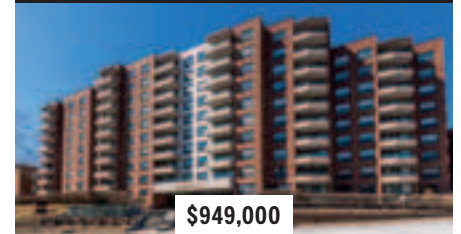
4872 Ste-Catherine, Westmount



\$995,000

Château, Downtown

INTRODUCING



\$949,000

200 Lansdowne, Westmount



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Real Estate Brokers
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\$ 2,285,000



**61, AVE. CHESTERFIELD
WESTMOUNT**

Desirable street on the flat in Westmount, steps to all services, shops, transit & schools. Carefully preserving the Victorian interior, the sellers have done the costly work unseen behind the walls to the highest standard. If you value light-filled spaces, structural integrity, low carbon footprint, then this spacious home will welcome you

\$ 1,799,000



**2000, RUE DRUMMOND
GOLDEN SQUARE MILE**

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Going up on Melville



This tall crane on Melville between St. Catherine and de Maisonneuve was one of at least three in use in Westmount September 19. This one was being used to raise gravel, presumably for a new roof. Another was at Hillside and Metcalfe (see p. RE-14), and another on de Maisonneuve east of Victoria.

PHOTO: INDEPENDENT.

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

the trend continues we may see a significant shift in the local market.

Condos, adjacent & rentals

Two condominium sales in August increased the third-quarter sales list for Westmount condos to eight; in fact the highest- and lowest-priced apartments/flats of the quarter were added to the list: \$2,185,000 for a high-rise condo at Château Westmount Square, 4175 St. Catherine St., and \$435,000 for one floor of a duplex on Victoria Ave. The average mark-up of third-quarter sales is 34.4 percent, almost the same as for one- and two-family dwellings, with September sales still to be added to the list.

Though July had been very busy in adjacent-Westmount districts, August was almost dormant, with one house sale on Circle Rd., one condominium at the Trafalgar Apartments on Côte des Neiges Rd. and two co-op apartments, including a flat in a triplex in NDG.

The lethargy in the over-\$2 million market has pushed the number of active listings for Westmount houses to 132 from 119 a month earlier, but only four more are in the \$2- to \$3-million category. Five more houses were rented in August, bringing the total for the year to 33, in a range from \$2,900 to \$15,000 a month. Another 25 houses are up for rent, the lowest asking price is \$4,000 monthly and the highest is \$20,000.

CARL

RÉMILLARD
FONTAINE

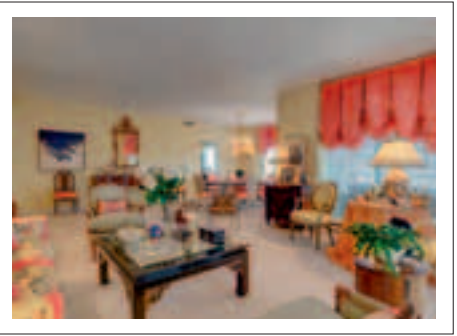
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LUXURY REAL ESTATE



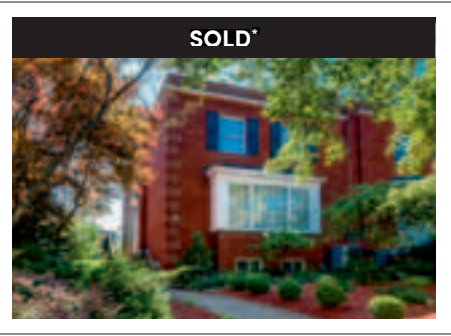
LE TRAFALGAR PH | WESTMOUNT ADJ. | **\$ 2,850,000**



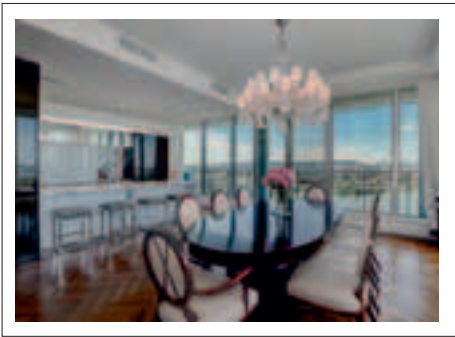
1 WOOD | WESTMOUNT | **\$ 1,998,000**



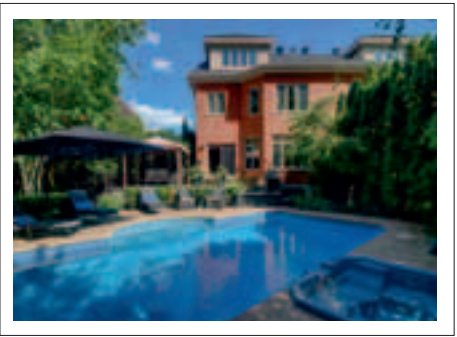
ORÉE DU BOIS E. | NUNS' ISLAND | **\$ 2,098,000**



AV. ROSLYN | WESTMOUNT | **\$ 1,845,000** ~with conditions



SYMPHONIA | NUNS' ISLAND | **\$ 1,675,000**



ORÉE DU BOIS O. | NUNS' ISLAND | **\$ 1,669,000**



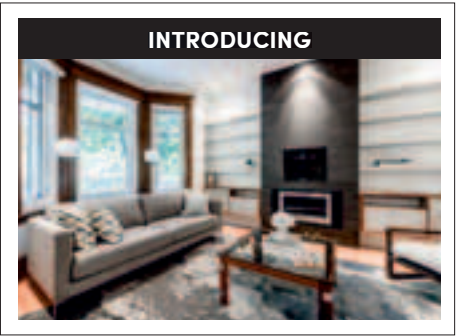
CLAUDE VIVIER | NUNS' ISLAND | **\$ 1,498,000**



LE PENFIELD | GOLDEN SQUARE MILE | **\$ 1,498,000**



BROMONT | **\$ 1,395,000**



AV. MARCIL | NDG | **\$ 1,249,000**



SOMMETS | NUNS' ISLAND | **\$ 1,329,000**



DOWNTOWN | CRYSTAL DE LA MONTAGNE | **\$ 329,000**

Valuation increases vary among areas, types of property



Real Estate

ANDY DODGE CRA (RET.)

Westmount’s average single-family dwelling will have a valuation of \$1,980,500 in the 2020 valuation roll, up 21.9 percent compared to the previous roll, but this does not mean taxes will go up accordingly.

The new valuation roll, which goes into effect in January next year, is supposed to represent the market value for each property in Westmount as of July 1, 2018, and the increase in the municipal valuation is supposed to represent the increase in market value between July 1, 2015, and July 1, 2018. Our own statistics for sales registered in 2018 indicate an average adjusted price of \$1,994,141 and for 2015 the statistic was \$1,563,523 (a 27.5-percent difference), which shows that the city may have been modest in its analysis of the sales.

See also a sample list of properties and changes on p. RE-24.

How it works

Still, the main concern of most home-

owners will be the relationship between their increased valuation and the average for the city, in particular within the category of building (low-rise residential and condos, high-rise residential or commercial) since the city can vary tax rates within those three categories.

A sampling of the upcoming valuations in all parts of the city shows that in almost all cases, residential land has increased between 20 and 23 percent, while for high-rise condominiums and non-residential, land has gone up exactly 10 percent. Residential building valuations were then adjusted so that the overall valuation increases went up between 19 and 23 percent, while for high-rise condos the jump is only 11 to 12 percent and for most commercial properties the increase is 20 percent.

Using the same sample that we have studied for decades, the survey gives property-owners an idea what they might expect in terms of valuations, but certainly not taxes, which must await establishment of the tax rate by city council, and that must await a determination from the agglomeration of Montreal, which is responsible for some 50 percent of Westmount’s tax revenues. The 2020 valuation roll was de-

posited September 11 and immediately placed online. Taxpayers can access it at servicesenligne2.ville.montreal.qc.ca/sel/evalweb.

Up 21-22 percent

Within the sample, we find that most upper-level houses went up either 21 or 22 percent across the board. Two houses in the “Priests’ Farm” area (Holton-de-Casson-Barat) have substantial increases, which may be because of building improvements/extensions that the evaluator decided to include in the new roll, but not to amend the previous valuation roll.

A check of other houses on Mount Pleasant and Wood avenues shows total increases of 24 percent on both, a little higher than average but not much. In the rest of the area east of Clarke Ave., homeowners should be happy to learn that their valuation increases could be only 10 percent, with many building valuations actually decreasing from 2017.

Houses on most of Côte St. Antoine Rd. have gone up by 33 percent, though those on the west end are up only 20 percent. The same increases were found in the area between Côte St. Antoine Rd. and Sherbrooke St., though for 464 Roslyn, in the

sample, the increase is only 8 percent. South of Sherbrooke St. and west of Westmount Park, most increases are 32 percent, though for duplexes in that area the hike is 27 percent.

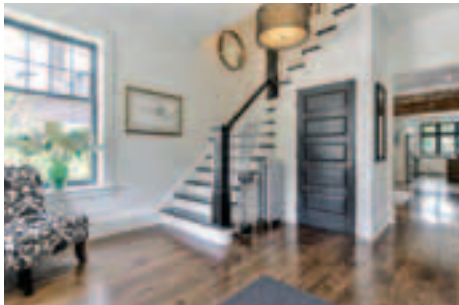
East of Westmount Park, Metcalfe and Kensington Ave. samples are up 20 percent, while those farther east are up 23 percent. Those south of St. Catherine St. are generally up 24 percent and 25 percent, again 27 percent for duplexes as well as triplexes.

Duplexes and triplexes

Among duplex/triplex-type condominiums in the sample, increases ranged from 19 to 23 percent; we tested three similar condos in various parts of Westmount and all were at 19-percent increase, so it appears the two much lower hikes in our sample are outliers. Among apartment-building condos, increases vary building by building, for the most part, though a sampling of apartments at 200 Lansdowne Ave. shows no real pattern.

Large (non-condo) apartment buildings appear to have been hit hard in the 2020 roll, with hikes anywhere from 30 to 80 percent across the board, despite much *continued on p. RE-30*

WESTMOUNT ALTERNATIVES – MONTREAL WEST



143 Brock S Stunning Victorian home extensively remodeled to suit modern living. A balance of architecture and contemporary design with large, open spaces and a fabulous kitchen-family room ideal for entertaining and everyday living. The upper floors offer 4 bedrooms including a master suite with private den, large walk-in closet and an ensuite bathroom. Living area of more than 3800 sf.
Centris # 23125992

\$1,925,000

Catherine Gardner Real estate broker **514-793-5608**

151 Brock S Elegant stone residence set atop a large, impeccably landscaped 8,000+ sf lot on Brock South. This traditional family home was enlarged and extensively renovated in 2008 and offers 4 bedrooms including a private master and ensuite, a bright living room with views to the gardens and pool, and an open kitchen/dinette with fireplace. Living area is more than 2200 sf. An oasis 10 minutes from downtown.
Centris # 18612551

\$1,688,000

cgardnerimagine@gmail.com **Les Immeubles Imagine Realties Inc** Real estate agency



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—CHERINE NOAMAN 514 710-2474—

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2-STORY PENTHOUSE/PANORAMIC VIEWS

\$2,500,000 | VILLE-MARIE | 791 DE LA COMMUNE E., #PH1

INTRODUCING

\$2,488,000 | WESTMOUNT | 112 AV. SUNNYSIDE



\$2,200,000 | CÔTE-ST-LUC | 5914 AVE. BEETHOVEN



\$1,995,000 | CÔTE-ST-LUC | 5915 AVE. BEETHOVEN

—ANDREW BLUNDELL 514 772-0008—

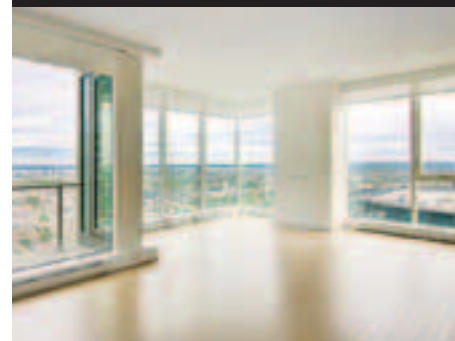
—FATINA ABDIN 514 928-4467—



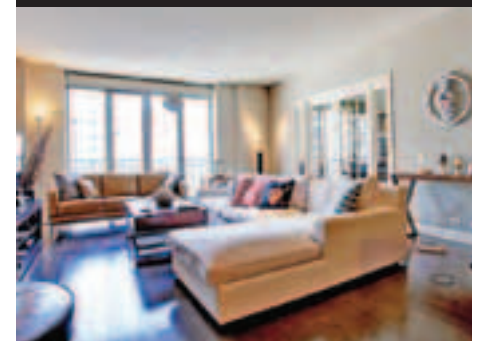
\$1,925,000 | MTL WEST | 143 AV. BROCK S.



\$1,688,000 | MTL WEST | 151 AV. BROCK S.

ROCCABELLA

\$1,870,000 | VILLE-MARIE | 1310 RENÉ-LÉVESQUE O., #3707

COURS MONT-ROYAL

\$799,000 | VILLE-MARIE | 1001 PLACE MOUNT-ROYAL, #905

—DANIELLE BOULAY 514 915-5025—

—CAROLE G. KENNEDY 514 949-3230—

—JASMINE ZOU 514 583-3439—

—TANIA KALECHEFF 514 992-6413—



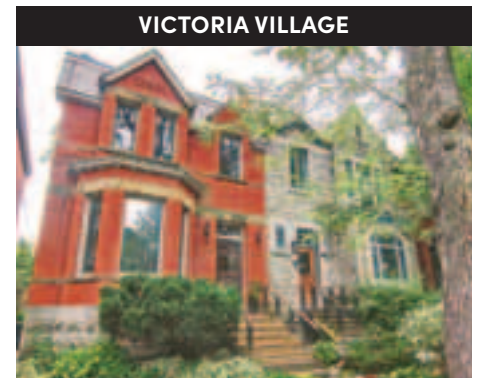
\$1,399,000 | LE PLATEAU | 3510-3512 AYLMEYER

SOLD

WESTMOUNT | 300 AV. LANSDOWNE, #51

TOUR DES CANADIENS 2

\$468,000 | VILLE-MARIE | 1188 RUE ST-ANTOINE O., #706

VICTORIA VILLAGE

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BUILDING PERMITS What's permitted

Council approves 18 building permits Sept. 16, refuses 1

The following 18 requests for demolition, exterior construction, alteration or renovation were approved at the September 3 meeting of the city council on the recommendation of the Planning Advisory Committee (PAC).

There was one refusal.

Approved

- 1 Malcolm:** to restore the windows and add new ones in existing openings;
- 4836 St. Catherine:** to enlarge a window opening on the rear façade;
- 9 Forden:** at a Category I house, for landscaping and the addition of an in-ground swimming pool in the rear yard;
- 655 Côte St. Antoine:** to replace windows provided the one designated #200 has a transom above double-casement windows and that the balcony door is made of wood (interior and exterior) without cladding;
- 623 Sydenham:** to build a rear terrace and repair the driveway;
- 4700 St. Catherine:** at a Category I build-

- ing, the POM condos, to modify ground floor terraces at the front;
- 2 Summit Circle:** landscaping at the front;
- 4310 Montrose:** to replace the garage door;
- 323 Prince Albert:** at a Category I house, to replace a window provided it is also an aluminum one as per the original;
- 465 Clarke:** to replace a side entrance door;
- 3 Bellevue:** to install a new window provided its panel separating two exterior spaces consists of three equal fixed panels instead of sliding or casement windows;
- 322 Prince Albert:** to install mechanical equipment on the rear façade;
- 436 Claremont:** to replace windows and to make a new opening on the rear and side façade;
- 639 Belmont:** to build a new terrace in the rear yard, to build a new retaining wall in the side yard and to repave the driveway;
- 72 Somerville:** to replace a door at the rear;

- 18 Anwoth:** to replace windows provided the divisions are SDL (Simulated Divided Lites) with a spacer bar in between the muntins within the thermal glass;
- 51 Hollowell:** to complete exterior renovations of a permit previously approved;
- 634 Sydenham:** to replace a rear door.

Refused

- 622 Belmont:** to replace original brick parapets with metal railings of the front façade balcony.
- The PAC recommended to council to refuse the application, which consists of a revision to the permit authorized in 2013 because the proposed solution to replace the original brick infill railing high walls which were removed with metal railings is not acceptable; the applicant must find the closest brick



622 Belmont on September 20.

PHOTO: TINDEPENDENT.

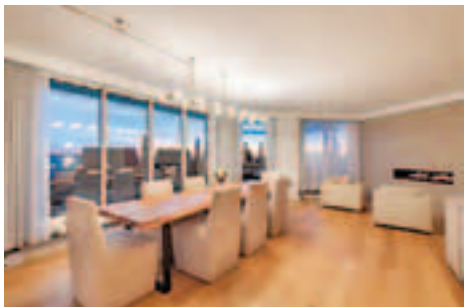
to match the existing and reinstate the walls between the porch columns.



MARCENE ALBINATI
514-703-2876
malbinati@royallepage.ca
Residential Real Estate Broker

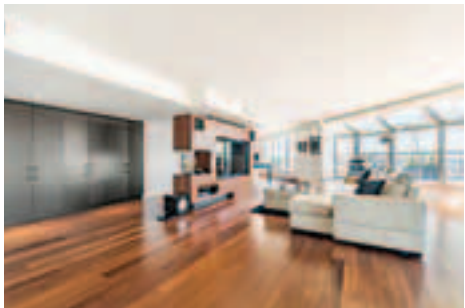
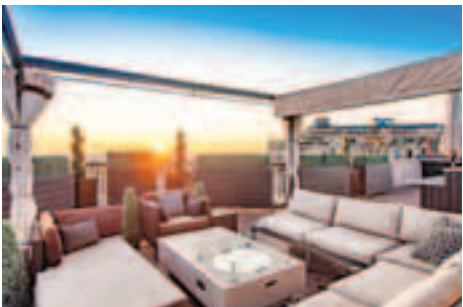
TWO DREAM PENTHOUSES

SANCTUAIRE DU MONT-ROYAL



TOP FLOOR PENTHOUSE
PHE-1 5955 Avenue Wilderton

\$2,650,000



WORLD CLASS PENTHOUSE – UNIQUE OPPORTUNITY
PHM-2 6301 Place Northcrest

\$2,300,000



BAUHAUS
AGENCE IMMOBILIÈRE



Westmount House for sale: 4+1 bedrooms, 3+1 bath, high ceiling, 2 parking, basement with separate entrance. Steps to Greene Avenue, Westmount Square, public transportation, schools & Downtown.



Downtown one bedroom condo for Sale/Rent: Condo in prime location downtown. Concordia Universities, stores, metro, coffee shops, offices. Spacious rooms, open concept, lots of storage, walk-in closet in the bedroom. Kitchen has lots of space. 24 Hour security, indoor pool, gym, tennis courts, locker, private indoor garage, A/C



SHOHREH AYOUB
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514-917-1912



Detached Triplex on Harvard: close to 1800 sqft per floor, 4 bedrooms 2 full bath on each floor, very large kitchens. BSMT 3 1/2 with private entrance. Garden, 2 garage in tandem and 2 exterior parking.



Ottawa, Ontario: Rare opportunity in the heart of downtown Ottawa. A detached commercial/Residential multiunit building with excellent revenue. This property is currently divided into 5 units, and has 5 outdoor parking. Call for more information.



Mare Dimitropoulos
Real Estate Broker

514.791.7764

www.maredimitropoulos.com | mdimitropoulos@sutton.com

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Real estate agency
Agence immobilière

WESTMOUNT LIVING

ACCEPTED OFFER



626 Ave. Victoria | Asking price \$2,245,000

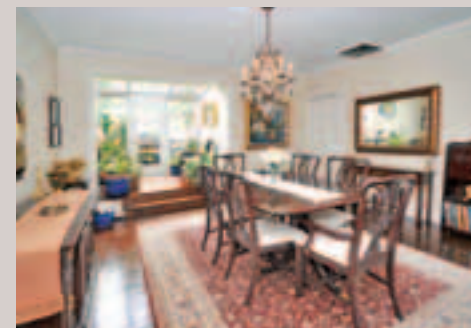


DOWNTOWN LIVING



8 Place de Richelieu | Asking Price \$1,695,000 | MLS #10736864

"Location, location" in the heart of the Golden Square Mile. Unique charm, high ceilings, wood floors, a private terrace outside the sunroom and indoor parking. 4 bdrms, 3 bath and a powder room. Courtyard views.



DOWNTOWN LIVING

NEW LISTING



3441 du Musée | Asking price \$5,700/month | MLS #16934814

Beautiful executive townhouse in Golden Square Mile with 3 bedrooms, 3 bathrooms, includes a rooftop terrace with views and a private garage.



PRICE REDUCED



14 Place de Richelieu | Asking price \$5,800/month | MLS #23416279

Upgraded with contemporary flair this 3 bedroom 3+1 bathroom townhouse includes a roof top terrace overlooking the city and private garage.



IMMEDIATE OCCUPANCY

Le Roc Fleuri | 2000 Rue Drummond

PRICE REDUCED



IMMEDIATE OCCUPANCY

**Asking Price \$2,900/month
MLS #24898154**

Furnished rental, 2nd floor, 2 bedrooms, private terrace, indoor parking.

PRICE REDUCED



IMMEDIATE OCCUPANCY

**Asking Price \$3,750/month
MLS #17543719**

Furnished rental, 5th floor, 2 bedrooms, 2 bathrooms, indoor parking.

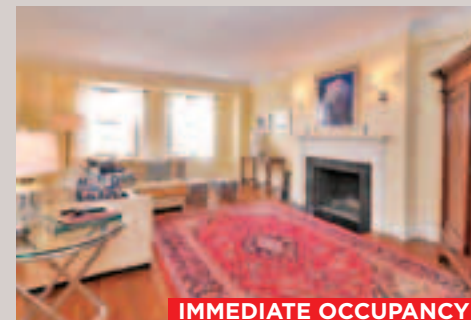
PRICE REDUCED



**Asking Price \$925,000
MLS #23353292**

2nd floor 1775 sq ft – bright southern exposures, 2 bedrooms, 2 bathrooms.

Le Chateau – 1321 Rue Sherbrooke O.



IMMEDIATE OCCUPANCY

**Asking Price \$4,550/month
MLS #11260168**

12th floor. 1519 square feet – furnished rental – great views, 2 bedrooms, 2 bathrooms.



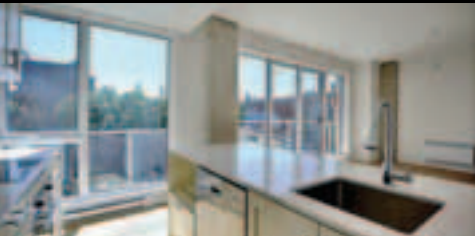
Hillside construction continues



Construction of four townhouses where the Hillside medical clinic used to be at the foot of Metcalfe continued last week. At left is a crane being used at the site. Above is the construction hole on September 19 (main picture) and September 5 (inset). One townhouse remains unsold.

PHOTOS: INDEPENDENT.

PLATEAU - 4820 RESTHER #403



495,000\$ tx incl. - Centris #16362356

- Beautiful 2-bedroom apartment - 686 sq.ft.
- Top Floor - New construction
- Concrete building - Elevator
- All appliances included
- Rooftop Terrasse
- 2-minute walk to metro station

PLATEAU - LES DAUPHINS / 3535 PAPINEAU #406



415,000\$ - Centris #25961418

- Spacious 2-bedroom transversal apartment
- 2 large balconies - 1224 sq.ft
- In front of the Parc Lafontaine
- Gym, Pool
- Elevators - Doorman
- Close to everything

One On One Services | Commitment & Professionalism



**MARIE-JOSÉE
NADEAU**

REAL ESTATE BROKER

514.803.7456

mariejoseenadeauagent@gmail.com

mjnadeau.com

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RE/MAX ACTION

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BARNES
INTERNATIONAL REALTY

Team
Guillard-Berlie



FOR SALE | VILLE-MARIE | 1 085 000 \$
Prestigious apartment in the well-known New-York style classic Linton building. MLS 13190087



FOR SALE | WESTMOUNT | 769 999 \$
Townhouse condo style in the heart of Westmount. Garage. MLS 16601417



FOR SALE | NDG | 595 000 \$
Condo with elevator. 3 bedrooms, 2 bathrooms. Indoor garage. MLS 21452712



Marie-Laure Guillard
Real Estate Broker
mguillard@sutton.com



Carmen Berlie
Real Estate Broker
cberlie@sutton.com



Caroline Pajot
Residential Real Estate
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514 918-6491
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STATE OF THE ART GARAGE



Notre-Dame-de-Grâce | 4224 Av. de Melrose | \$1,495,00

EXTRAVAGANT FAMILY HOME



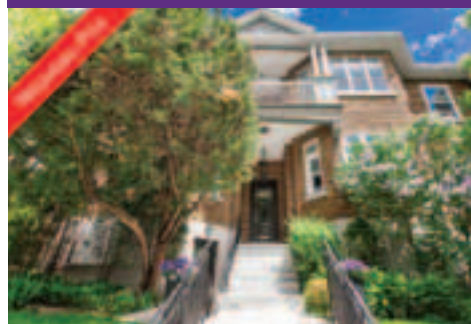
Westmount | 581 Av. Grosvenor | \$2,595,000

MAGNIFICENT & INTERNATIONAL



Puerto Vallarta Mexico | Land property
\$5,866,700

SUPERB CONDO



CDN/NDG
3811 Av. Grey | \$995,000

PORT ROYAL CONDO



Ville Marie | 1455 Rue Sherbrooke O.,
apt. 1907 | \$725,000

WATER FRONT VIEW



Ville Marie | 370 Rue St-André, apt. 805
\$3,200/mth

BEAUTIFUL CORNER TOWNHOME



Île-des-Soeurs | 615 Rue Dupret
\$820,000

CONVENIENCE STORE



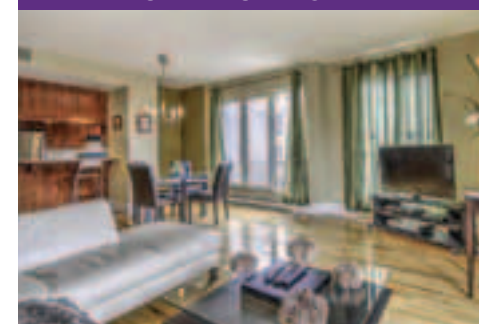
LaSalle | 2034 Rue Lapierre
\$45,000+GST/QST

FOREST HILL CONDOS



Côte-des-Neiges | 4500 Ch. de la Côte-des-
Neiges | Multiple Units Available From \$279,000

FULLY FURNISHED



Ville Marie | 2038 Rue De Bullion, apt. 302
\$2,300/mth



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INTERNATIONAL REAL ESTATE

LOVE WHERE YOU LIVE



ON THE
CANAL

LE SUD-OUEST | RUE ST-PATRICK
\$ 462,000



HEART OF
DOWNTOWN

VILLE-MARIE | AV. DU PRÉSIDENT-KENNEDY
\$ 699,000 OR \$ 2,700 / MONTH



MULTIPLE
OPPORTUNITIES

N.D.G | AV. PRUD'HOMME
\$ 839,000



TURN-KEY
HOME

N.D.G | 3500 AV. MARCIL
\$1,249,000



BEAUTIFUL
BACKYARD

N.D.G | AV. NORTHCLIFFE
\$1,439,900



BRIGHT &
SPACIOUS

WESTMOUNT ADJ. | AV. GREY
\$ 1,498,000



ELEGANT
HOME

WESTMOUNT | AV. MURRAY HILL
\$ 2,348,000



OVERLOOKING
WESTMOUNT
PARK

WESTMOUNT | AV. MELBOURNE
\$ 2,398,000



GOLDEN
SQUARE
MILE

MONTREAL | AV. SUMMERHILL
\$ 2,488,000



TURN-KEY
HOME

WESTMOUNT | AV. MURRAY HILL
\$ 2,688,000



PREMIUM
LOCATION

WESTMOUNT | AV. FORDEN
\$ 3,680,000



HIDDEN
GEM

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

VERNISSAGE

326

THRESHOLD

A GROUP EXHIBITION

FALL 2019

WHERE ART MEETS REAL ESTATE

The Christina Miller Real Estate Group is delighted to announce our second exhibition of Vernissage 326. **'Threshold'** is a group exposition showcasing works by **Antonietta Grassi, Honey Solarz, Linda Rutenberg and Siân Travis.**

Our company's motto 'Love where you live' is an aspirational call to action for us all to love where we live, within our four walls, and in the community beyond. Vernissage 326 is part of this mission

Please drop by to say hello and see our show presented until mid-JANUARY at 326 Victoria Ave. in Westmount.

YOU ARE INVITED

3RD
THURSDAY
OCTOBER

CHRISTINA MILLER GROUP
326 AVENUE VICTORIA

WESTMOUNT, QC

6-9
IN THE
EVENING



ANTONIETTA GRASSI

FILED AWAY (DETAIL)

ACRYLIC AND INK ON CANVAS

54" X 44"



HONEY SOLARZ

HEART OF BLUE

ACRYLIC ON CANVAS

36" X 48"



LINDA RUTENBERG

CHINESE GARDEN

ORIGINAL PHOTOGRAPH

36" X 48"



SIÂN TRAVIS

WILLIAMSBURG BRIDGE

ORIGINAL PHOTOGRAPH UNDER ACRYLIC GLASS

34" X 45"

A portion of the proceeds from any works sold will be donated to the Sarah Cook Fund of the Cedar's Cancer Foundation, proudly supported by The Christina Miller Group.



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MILLER
REAL ESTATE GROUP

LOVE WHERE YOU LIVE
326 VICTORIA AV. WESTMOUNT

PROFUSION
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INTERNATIONAL REAL ESTATE

Coming along on DelaVigne, Westmount Ave.



The house at 51 DelaVigne was the subject of a lively demolition committee debate (see May 15, 2018, p. 8 & June 26, p. 7), but work was greenlighted. Construction was still in progress on September 19 (main picture) and has been under way since at least May (inset).

PHOTOS: INDEPENDENT (MAIN), ANDY DODGE (INSET).



This new house on Westmount Ave. just east of Forden (main photo, September 20) has progressed to near-completion since May 7 (inset). It is on land that used to be the garden of the house at the southeast corner of those two streets.

MAIN PHOTO: INDEPENDENT; INSET: RALPH THOMPSON.



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**Lac-Brome –
Rue du Domaine Brome**

165 feet on beautiful Brome Lake, sandy beach. The large private lot enjoys the southern views and magnificent sunrises.

\$1,750,000

Diana Timmins
(centris 26065390)



Jessica Brown & John Boudreau
Real Estate Brokers

450-522-4755, 450-531-5252
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68 Victoria, Knowlton Renovated, sunny, village home! 4 bedrooms, fireplace, studio, garage, pool, mature trees. **\$735,000**



692 rte. de Mansonville, Pottou Stunning 6 bdrm w/mountain views, 15 min from Owl's Head. Dbl garage, pond, 29 acres. **\$695,000**



Véronique Boucher
Residential Real Estate Broker

450-525-2318 – vboucher@coldbrook.ca



On Brome Lake! Magnificent property in very quiet and sought-after Fisher Point. Spectacular view of Lake Brome, mountains and amazing sunsets. Beautiful landscaped terrace on the lake with dock for motor or sail boat. Guaranteed love at first sight! **Centris 21572865, \$850,000**



Lakeside! Prepare for summer in this magnificent property offering lakeside living & tranquillity in a beautiful area with high end properties. Beautiful views on lake, double garage and basement with ground level basement allowing direct access to lot. A must see! **Centris 18767504, \$1,095,000**

INTRODUCING QUALITY COUNTRY LIVING:



762 ch Park, Rigaud Magnificent equestrian property with multiple paddocks, 8-stall stable and training track, directly across the street from the Polo fields. The house is beautifully designed, with hardwood floors throughout, fireplaces and a lovely custom-built kitchen. Open concept solarium and family room. Finished basement with playroom, the sauna and shower area, and the wine cellar. Manicured grounds feature a heated in-ground pool. Centris # 9392168 Asking \$1,549,000



343 Woodcroft, Hudson This is a lovely and bright 3 + 1 bedroom home, ideal for a family. The large kitchen/dinette with bay window is a perfect size for entertaining. The comfortable living room features bay window and floor to ceiling windows, and a lovely wood fireplace. Great location, only 40 minutes from downtown Montreal. Centris #: 13865024 \$424,000



630 ch St-Emmanuel, St-Clet Country living at its finest. Ten-acre equestrian property with beautifully-renovated three-bedroom home, spacious eight-stall stable, three huge paddocks. Potential for revenue from boarding activities. Centris # 10289197 Asking \$789,000



233 rue Létourneau, Rigaud Unique spacious, solid 4-bedroom waterfront home with spectacular views of the Ottawa River. Enjoy the view from your deck and patio, and launch your boat from your own private ramp. Well-situated in lovely quiet neighbourhood, with gorgeous perennial gardens. Centris #10696036 Asking \$549,000



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Royal LePage Village
472 rue Main, Hudson, QC J0P 1H0



2016, 2017,
2018, 2019



2014



2013, 2015



2012



84 ch. St-Georges, Rigaud A truly unique and lovely home, custom designed by architect Patrick Seguin. With cedar tongue and groove exterior, and post and beam construction throughout, open concept BC fir beams combined with cedar ceilings, this is a very warm and inviting home. Spacious yet cozy, with beautiful views of the Rigaud Mountain forest. Centris #: 12036878 \$496,000



23 ch. Edgehill, Westmount **\$6,995,000.00**



1347 ch. Saint-Clare, Mont-Royal **\$5,300,000.00**



32 Rue Heath, Hampstead **\$4,298,000.00**



1565-1569 Dr-Penfield, Golden Square Mile **\$3,700,000.00**



725 Upper Lansdowne, Westmount **\$3,698,000.00**



12 Place Chelsea, Golden Square Mile **\$2,999,000.00**



84 rue Hampstead, Hampstead **\$2,499,000.00**



3101 rue Jean-Girard, Westmount Adj. **\$2,398,000.00**



44 Summit Circle, Westmount **\$2,295,000.00 \$10,000.00/monh**



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41 av. Holton, Westmount **\$1,999,000.00**



678 av. Victoria, Westmount **\$1,998,000.00**



334 av. Grosvenor, Westmount **\$1,998,000.00**



712 av. Upper-Roslyn, Westmount **\$1,998,000.00**



4848 av. Westmount, Westmount **\$1,978,000.00**



659 av. Lansdowne, Westmount **\$1,785,000.00**



4660 av. Bonavista #702, Westmount Adj. **\$1,750,000.00**



3940 Côte-des-Neiges A32, Westmount Adj. **\$1,250,000.00**



486B av. Mount-Pleasant, Westmount **\$8,000.00/month**



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Demo coming to St. Catherine near Atwater



The city expected interior demolition work at 4014-22 St. Catherine (left) to begin last week. The exterior demolition permit cannot be issued until the re-construction permit is granted, both of which were still pending last week. On September 19, the Independent noticed that Dépanneur 7 Jours, at one time a hold-out tenant, had closed (right and inset). Work seemed stalled late last year (see December 11, 2018, p. 32), despite a favourable demolition committee hearing (February 27, 2018, p. 1).

PHOTOS: INDEPENDENT.

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METICULOUSLY LANDSCAPED | TENNIS COURT



\$26,500,000

AV. FORDEN, WESTMOUNT

STONE MANSION | BREATHTAKING VIEW



\$11,900,000

RUE REDPATH CRESCENT, WESTMOUNT ADJ.

WESTMOUNT ICON | PARK LOT WITH POOL & GUEST HOUSE | 5 INDOOR GARAGE SPOTS



\$8,500,000

AV. CEDAR, WESTMOUNT

TUCKED AWAY | DISTINGUISHED MANOR



\$17,950,000

AV. ROXBOROUGH, WESTMOUNT

LOT | 20,705 SQ. FT.



\$5,500,000

AV. CEDAR, WESTMOUNT

PICTURESQUE MANSION | 4 GARAGES



\$4,900,000

AV. FORDEN, WESTMOUNT

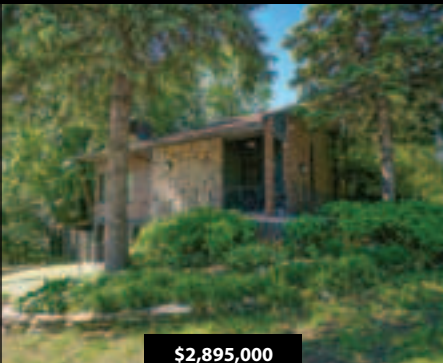
OLD-WORLD ELEGANCE | IDEALLY LOCATED



\$4,795,000

AV. MURRAY, WESTMOUNT

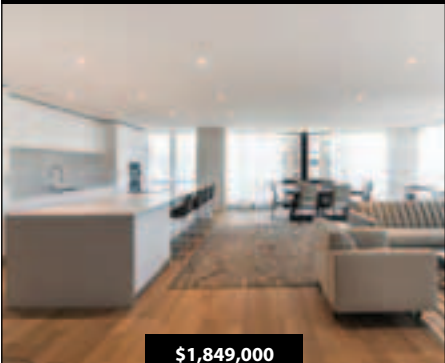
LARGE LOT WITH POOL



\$2,895,000

AV. DE RAMEZAY, WESTMOUNT ADJ.

RENOVATED SOUTH-EAST CORNER UNIT



\$1,849,000

"WESTMOUNT SQUARE", WESTMOUNT

No 1



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2020 valuation roll sampling (with change percentages)

SINGLE-FAMILY DWELLINGS

Address	Land	Bldg	Total	± Land	± Bldg	± Total
758 Upper Belmont	933,400	885,100	1,818,500	23%	21%	22%
90 Sunnyside	540,500	1,006,800	1,547,300	23%	22%	22%
110 Upper Bellevue	1,173,600	1,152,700	2,326,300	20%	22%	21%
59 Belvedere	2,156,100	2,572,600	4,728,700	20%	22%	21%
3202 The Boulevard	636,000	821,000	1,457,000	23%	21%	22%
3781 The Boulevard	1,272,700	1,485,800	2,758,500	23%	21%	22%
31 Barat	554,600	870,400	1,425,000	23%	46%	36%
50 Holton	498,200	1,601,800	2,100,000	23%	81%	63%
4306 Montrose	992,600	791,400	1,784,000	23%	-3%	10%
26 de Ramezay	1,469,100	684,500	2,153,600	23%	-10%	10%
37 Rosemount	773,200	898,800	1,672,000	23%	1%	10%
24 Anwoth	719,200	940,900	1,660,100	23%	23%	23%
30 Thornhill	508,200	1,179,900	1,688,100	23%	23%	23%
18 Forden	934,800	1,400,600	2,335,400	23%	16%	19%
623 Sydenham	1,482,800	1,784,300	3,267,100	23%	16%	19%
18 Grenville	639,000	1,110,900	1,749,900	23%	17%	19%
22 Renfrew	666,300	1,028,500	1,694,800	23%	17%	19%
645 Grosvenor	864,600	1,292,600	2,157,200	23%	23%	23%
636 Lansdowne	791,500	1,401,300	2,192,800	23%	25%	24%
490 Côte St. Antoine	1,659,800	565,300	2,225,100	23%	75%	33%
482 Lansdowne	543,200	822,500	1,365,700	23%	18%	20%
464 Roslyn	1,206,500	943,500	2,150,000	23%	-7%	8%
9 Lorraine	342,700	758,100	1,100,800	23%	19%	20%
481 Prince Albert	332,900	735,900	1,068,800	23%	19%	20%
11 St. George's Place	327,700	810,400	1,138,100	23%	19%	20%
71 Arlington	510,300	693,800	1,204,100	23%	18%	20%
479 Strathcona	566,100	1,163,600	1,729,700	23%	19%	20%
371 Claremont	225,700	472,000	697,700	21%	39%	33%
226 Prince Albert	416,700	800,900	1,217,600	21%	19%	20%
307 Grosvenor	439,200	758,400	1,197,600	21%	39%	32%
355 Lansdowne	700,200	736,400	1,436,600	21%	44%	32%
344 Metcalfe	1,294,200	2,440,300	3,734,500	21%	19%	20%
242 Redfern	451,100	625,200	1,076,300	21%	24%	23%
351 Olivier	571,300	987,000	1,558,300	21%	24%	23%
340 Wood	469,600	1,896,900	2,366,500	21%	23%	23%
111 Blenheim	328,300	507,300	835,600	21%	26%	24%
164 Hillside	226,000	439,300	665,300	21%	26%	24%
70 Bruce	295,300	840,700	1,136,000	21%	26%	25%
124 Clandeboye	420,322	774,500	1,194,822	21%	27%	25%
4266 Dorchester	501,900	848,100	1,350,000	21%	42%	34%

DUPLEXES

107-11 Côte St. Antoine	706,600	624,500	1,331,100	23%	15%	19%
430-32 Mount Stephen	634,100	881,800	1,515,900	23%	30%	27%
15-15A Winchester	319,700	585,300	905,000	21%	30%	27%
119-21 Irvine	349,400	361,200	710,600	21%	24%	27%
3101-03 St. Antoine	229,900	533,900	763,800	12%	25%	21%

TRIPLEXES

4274-78 de Maisonneuve	480,900	1,309,400	1,790,300	21%	29%	27%
458-62 Victoria	376,700	923,300	1,300,000	23%	60%	47%
3453-57 St. Antoine	113,200	776,700	889,900	10%	31%	28%

DUPLEX/TRIPLEX TYPE CONDOMINIUMS

Address	Land	Bldg	Total	± Land	± Bldg	± Total
459 Grosvenor	251,400	444,500	695,900	23%	23%	23%
474 Wood	156,300	556,900	713,200	23%	18%	19%
69 Hallowell	137,600	652,700	790,300	21%	19%	19%
4827A St. Catherine	78,100	288,800	366,900	21%	3%	6%
25 York	106,900	299,500	406,400	21%	24%	23%

APARTMENT CONDOMINIUMS

4175 St. Catherine #804	147,700	1,330,400	1,478,100	26%	20%	21%
1 Wood #605	239,400	1,386,800	1,626,200	10%	11%	11%
4855 de Maisonneuve #504	106,900	522,700	629,600	10%	12%	12%
200 Lansdowne #502	114,800	590,800	705,600	10%	12%	12%
4700 St. Catherine #405	175,300	451,100	626,400	10%	13%	12%
46 Academy #16	127,700	531,900	659,600	10%	5%	6%
399 Clarke #204	90,900	575,100	666,000	10%	12%	12%
267 Olivier #403	130,900	629,400	760,300	21%	18%	19%

APARTMENT BUILDINGS

17-19 Chesterfield	634,900	1,865,100	2,500,000	23%	30%	28%
331 Clarke	3,672,400	5,706,200	9,378,600	21%	36%	30%
100-110 Hillside	734,300	2,313,800	3,048,100	10%	38%	30%
239 Kensington	3,878,900	10,982,100	14,861,000	21%	48%	40%
4560 St. Catherine	1,099,000	8,540,000	9,639,000	10%	94%	79%
3055 Sherbrooke	1,338,800	6,273,700	7,612,500	10%	57%	46%
4435 Sherbrooke	383,600	2,266,600	2,650,200	10%	34%	30%

APARTMENTS WITH COMMERCIAL

418 Claremont	1,212,400	11,937,600	13,150,000	10%	67%	59%
1334-36 Greene	1,457,600	3,374,800	4,832,400	10%	41%	30%
200 Kensington	3,629,600	38,580,400	42,210,000	10%	44%	40%

COMMERCIAL BUILDINGS (WITH OR WITHOUT APARTMENTS)

1231-33 Greene	318,100	1,012,900	1,331,000	10%	24%	20%
1358-60 Greene	416,800	1,134,400	1,551,200	10%	24%	20%
4024-32 St. Catherine	1,978,900	1,958,600	3,937,500	10%	-18%	-6%
4479-81 St. Catherine	230,000	521,700	751,700	10%	25%	20%
4670 St. Catherine	874,800	1,588,500	2,463,300	10%	-1%	3%
4113-17 Sherbrooke	1,319,500	5,478,500	6,798,000	10%	10%	10%
4840 Sherbrooke	3,173,500	1,657,700	4,831,200	10%	5%	8%
4858-66 Sherbrooke	962,300	3,226,100	4,188,400	10%	23%	20%
351-53 Victoria	315,700	700,300	1,016,000	10%	25%	20%
386-90A Victoria	433,300	1,388,900	1,822,200	10%	23%	20%

OTHER BUILDINGS OF INTEREST

Old Post Office	1,261,800	3,753,700	5,015,500	10%	24%	20%
Alexis Nihon Plaza	62,534,700	182,465,300	245,000,000	10%	14%	13%
1-4 Westmount Square	20,426,900	59,023,100	79,450,000	11%	0%	3%
ECS, 525 Mount Pleasant	9,880,000	4,506,300	14,386,300	23%	-1%	14%
Westmount High School, 4350 St. Catherine	6,964,500	10,638,100	17,602,600	10%	7%	8%



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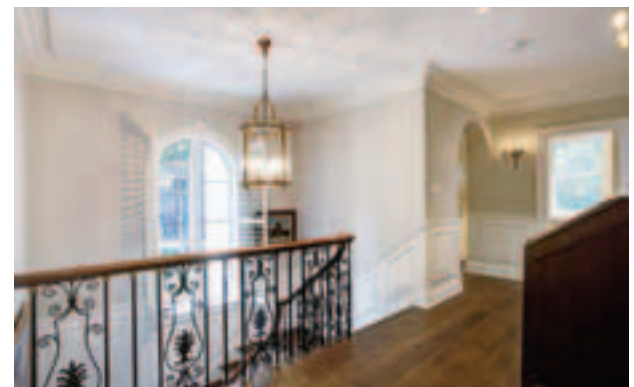
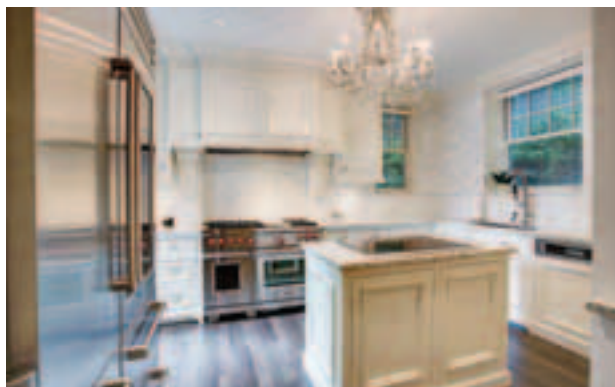
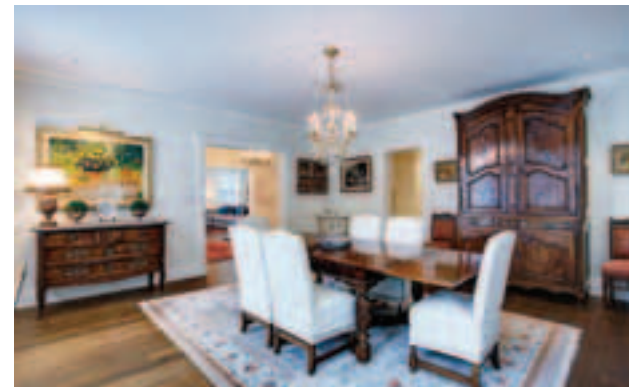
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VILLE - MARIE | AVENUE DE RAMEZAY **\$4,998,000**

Grand and elegant stone manor with notable curb appeal perched atop sought-after Avenue de Ramezay within walking distance of downtown and Westmount's private schools. This fully renovated residence features beautiful city views, a spacious cross hall plan, abundant natural light, and ensuite bathrooms in every bedroom.

Done, and not done, on Edgehill



This new house (top left, September 20) at Edgehill Rd. and Lexington looks complete, especially compared to the photo from October 26 last year (below left). The house next door to it (right, September 20), east on Edgehill, is far from done.

PHOTOS: INDEPENDENT.

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Welcome to the magnificent Former Bank of Montreal red sandstone building

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1280 Rue Sherbrooke O., apt. 610
The pinnacle of sophistication in the heart of Montreal

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MLS 22958035

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Home is offset from the street and with a grand entrance

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3772-3774 Boul. St-Laurent
Fully leased semi-commercial fourplex located mins away from Sherbrooke metro

\$849,000
MLS 18572296

1188 Av. Union, apt. 3605
Tom condos :
Luxuriously appointed corner unit

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MLS 25972698

65 Boul. René-Lévesque E., apt. PH003
Elegantly appointed Penthouse in "Le Broadway" prestigious building

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MLS 22959901

90 Rue des Soeurs-Grises, apt. 303
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Introducing



\$2,380,000 421 Argyle, Westmount

Victorian semi-detached residence on the FLAT. Huge living space, great layout and impeccable interior. Southern exposure with ample light. Renovated and turn-key. Located right next to Westmount City Hall and Selwyn House School. A jewel not to be missed! MLS:27050662

Introducing



\$2,490,000 559 Argyle, Westmount

Well-maintained, mid-level 3-storey detached cottage. Surrounded by flowers & trees, walking distance to the best neighbourhood schools. Open concept 1st floor, sunny solarium, well-sized bedrooms, practical 3rd floor space, a cozy backyard & many more. MLS: 24350479

Exclusive



\$2,250,000 Lansdowne, Westmount

Gorgeous and renovated property with 4 bedrooms and 3+1 bathrooms. Private garden and impeccable garage and parking. Absolutely turn-key!

New Price



\$2,280,000 106 Sunnyside, Westmount

This massive unique 3-floor stone house boasts 7 bedrooms and 4+1 bathrooms, recent renovation with many updates, including above-garage deck and private backyard. MLS: 21443322

Exclusive and SOLD



Perfect Location!

This UPPER WESTMOUNT stone house is located on the quiet and desirable street in Upper Westmount. New renovation with many updates! 4+1 bedrooms and 3+1 bathrooms. Built-in garage and many more! Must See!

SOLD



Leithbridge, TMR

Amazing detached house on 6000 sq ft lot, this house was newly constructed in 2015. About 2900 sq ft living space, 4 bedrooms, located closed to the prestigious Rockland Centre, this house has everything you need for a family residence!

Exclusive



\$3,090,000 3269 Cedar, Westmount

Huge 3-storey brick house with 2 over-sized garage, a huge terrace and private backyard. Totally renovated 5 years ago, this house is totally turn-key! It would certainly impress the most discerning buyers.

New Price



\$1,180,000 4692 Victoria Ave

Westmount Adjacent. Two-storey semi-detached with 4 bedrooms and a private yard. This house offers great floor plan. A little esthetic touch-up will turn it into a dream home! Big private backyard and a private exterior park are great bonuses! MLS: 12721239



\$2,190,000 19 Thornhill, Westmount

Mid-Westmount central location semi-detached property, with new renovation throughout and new backyard landscaping. 4+1 bedrooms, 3+1 bathrooms, detached garage, walking distance to schools, impeccable! MLS: 23446622

Luxurious Condo



\$1,190,000 215 Redfern #403, Westmount

1400 sq ft gorgeous condo with top-of-the-line finishing, lots of built-ins, 2 bedrooms, 2+1 bathrooms, balcony, locker + garage, walking distance to Greene ave., metro and park, absolutely move-in ready! MLS: 23719835

Introducing



\$2,900,000 3773 The Boulevard, Westmount

Spacious and bright, south-facing exposure, beautifully maintained detached house, recent kitchen and basement, move-in ready! 3+1 bedrooms, 2-car garage, stunning home theatre. Centrally located. MLS: 18436351

Introducing



\$1,995,000 15 Girouard, Dorval

Built in 2000, this gorgeous residence on a cul-de-sac in the most desired Dorval area. Stunning interior, spacious floor plan featuring sunken family room off kitchen, great for entertaining. 4+1 bedrooms, 3+2 baths, double garage, heated pool & much more! MLS: 13364808

Downtown Condo



\$529,000

Perfectly located in the heart of downtown Montreal. Steps away from the university, shops, restaurants, and bars. 2 bedrooms, 786 sq ft of living space. Great investment opportunity! MLS: 20490192

Old Port



\$399,000

Centrally located in old Montreal, this sunny condo is steps to metro and the CHUM. Access to a beautiful private garden. Superior soundproofing. 1 bedroom, 1 bathroom, 1 parking and locker. Immediate occupancy. MLS: 12635836

Exclusive - Multiplex



\$3,290,000

Location! Location! In the heart of downtown, close to Concordia U. and Atwater metro, 4 storey, perfect for student residence or short-term rental. Private elevator, 3 parking spaces. Roof-top terrace. All rooms available for occupancy or renovation! Great investment opportunity!

Rental



\$4800/M

Located next to Victoria Village and Marianopolis College, this detached 3 bedroom residence is available for immediate occupancy. Great condo-alternative! MLS: 22690252

8 large townhouse condos called ‘Albert Square’

Interior demolition starts at 4898 de Maisonneuve’s existing building

By LAUREEN SWEENEY

Work has started. The development of eight single-family two-storey high-end condominiums at 4898 de Maisonneuve has begun with the interior rehabilitation of the office building on the site at the corner of Prince Albert.

“The construction permit is expected very shortly.” Renwick developer Noam Schnitzer told the *Independent* in explaining many details of the project approved by city council August 5.

Once the city issues this permit, he said, exterior work is to start in earnest to convert the existing building into six “contemporary townhome” condo units and to build two “grand townhome” condos in a new stand-alone building. This is to be on what is now the parking lot (see story August 13, p. 1).

“If all goes as we expect, they could be completed by the end of 2020,” Schnitzer said. “We still have to work out logistics of the staging area” for construction, which is the parking lot.

Albert Square

Called Albert Square, the project is being promoted as “a unique approach to single-family living that complements the rich texture and dynamic nature of Victoria village.”

It features floor areas between 2,150-4,300 sq. ft., 9-12 ft. ceilings, two to five bedrooms, private in-unit elevator access, basement parking, terraces and, for some units, private gardens.

“The project addresses today’s market within zoning limitations, while restoring the existing building and representing the character of Victoria village,” Schnitzer explained.

“It’s exclusive because it has only eight units, providing very low density with the benefit of the tremendous location” within

walking distance of the Vendôme Metro station, the Glen super-hospital, shopping and other advantages as well as the convenience of condo living.

‘Unique approach’

Providing gardens and terraces is “a unique approach,” he added.

The project targets empty nesters and people on the go seeking to downsize or capitalize on convenience and upgrading their quality of living.

According Schnitzer, the converted office building will be of red brick, limestone and zinc and subdivided into three “attached” buildings. Each is to contain two two-storey “townhome condos,” as he calls them. One enters off de Maisonneuve, five off Prince Albert and one from the façade facing south towards the existing east-west laneway.

Because of the building’s elevation, it essentially allows for four storeys (two for each unit) with the basement level for parking.

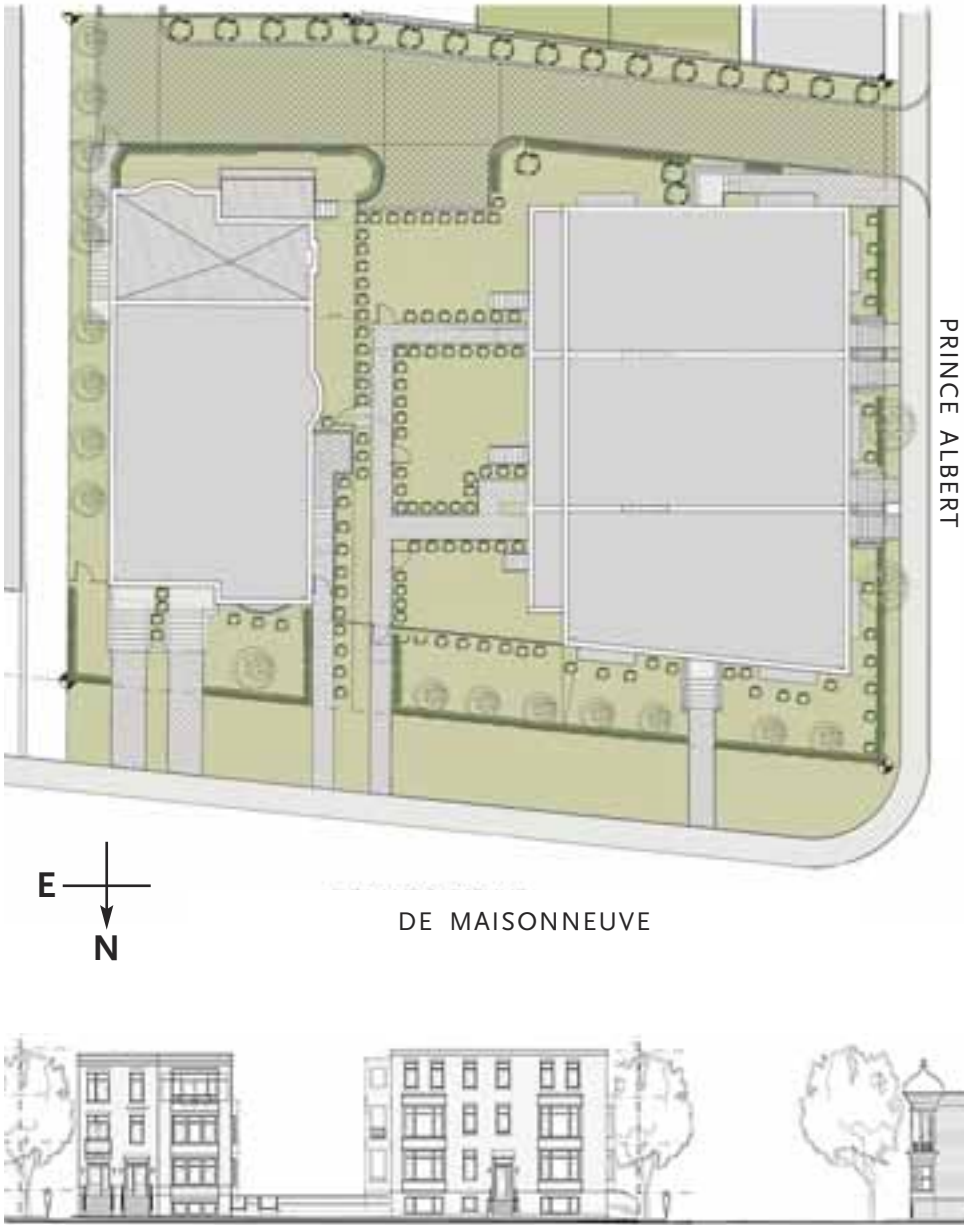
The units are to have solid wood flooring, custom kitchens and an open-floor plan for the level of the living, dining and family rooms as well as kitchen. The other is the bedroom floor. All units include at least two bathrooms and a powder room.

The “grand townhomes” are designed to provide “a large penthouse feeling” in Victoria village, according to Schnitzer. They have up to five bedrooms.

The project already has a permit for interior work.

It has been some two years in development after two previous attempts to construct taller, larger condo projects that did not conform to the zoning, required the demolition of the Category II office building and were judged to be out of scale with the neighbourhood (see story March 20, 2018, p. 1).

Detailed plans and elevations are posted on www.albertsquare.ca.



The site plan from above and a rendering of the south side of de Maisonneuve. Cardinal points and street names added by *Independent*.

SOURCE: ALBERT SQUARE WEBSITE.



Joyce Faughnan
514.865.9766
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4367 Montrose (Westmount)

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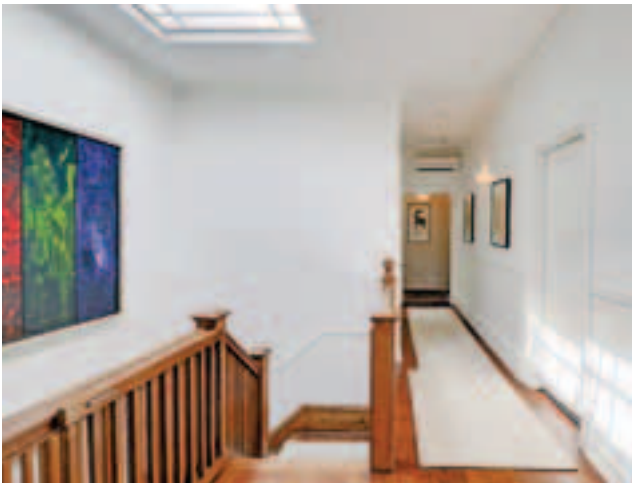
This traditional home, features 4 generously sized bedrooms, high ceilings, elegant hardwood flooring and large windows allowing for an abundance of natural light.

A spectacular landscaped garden with a large terrace, perfect for your 'al fresco' gatherings, is conveniently accessible from the den and the gourmet kitchen.

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MLS 26450600

Asking price \$2,488,000



White Night at Hillside Tennis Club



Tim Fitzpatrick and Martha Legge Fitzpatrick.



Ross and Donna Fraser.



Richard Bond and Gael Tytler-Fraser.



Marie Blouin-Nightingale and Tatyana Reeve.



Social Notes

VERONICA REDGRAVE

The concept of an event where everything is white started in Paris – not known as “the city of chic” for nothing. Thirty-one years ago, a man named François Pasquier met friends for dinner in the Bois de Bou-

logne and so that they could recognize each other, he suggested they wear white. The rest is history.

There are now white dinners/*dîners en blanc* in 80 cities, including Montreal, where this summer’s 10th edition took place under the massive Calder sculpture on St. Helen’s Island.

Inspired by the idea, the Hillside Tennis Club hosted the Frank Sinatra *Dîner En Blanc*. Perhaps not quite the Bois, but arching branches of age-old trees, country



Anne-Marie, John and Catherine Hart, Eric Walker and Stephanie Hart.

gardens and wandering vines created a perfect ambiance. Throughout the world, *dîner en blanc* party-goers have to not only wear white, but they must lug white accouterments – tables, chairs and linens – and of course their own food, which doesn’t have to be white (thankfully).

The Hillside white night was a tad easier. All members had to do was arrive.

Food was a sumptuous banquet created by Michel Deslauriers and chef Pascal Cormier. Local res included club pres Susan Chadwick, there with Andrew de Courcy-Ireland; events director Anne-Marie Hart with her husband John and daughters Stephanie and Catherine Hart with hubby Eric Walker, tennis director Martha Legge Fitzpatrick and Tim Fitzpatrick, Donna and Ross Fraser, Kathryn Lund Drummond and Jeffrey Drummond, Gael Fraser-Tytler and Nichoas Nikidese, Catherine and Richard Bond, Colette Tellier, Ami Bard, Sylvia Hobbs and Ian Spoffworth, Alexandra Heidemann, Geoffrey Harling, Karen Beaulieu and Clarence Epstein, Bonny Turscott Teare and John Teare, Lys Hugessen, Jill Drummond and Philip Nickels, Kim Drummond and Peter Dlouhy, Geoffrey Heward, Shanaz Fassi, Annie Bergevin, Christina Nacos, Michel

and Susan Murdock, Jennifer Chadwick, and Sharon Rundle and Michael Minkoff.

Other guests included Mary Anne Ferguson, Sylvie Laplante and Robert Sands, Lucie Lacroix and Tom Poitras, Nikolas Ceislinsky, Katherine and Michel Pourcelet, Chris Powell, Marie Blouin-Nightingale, Huguette Day, Tatyana Reeve, Marlene Bourke, Carmela Dilalla, Linda Kucey and John Montgomery, Louis Laflame and Bryan Chadwick, and Christine and Michel Laframboise.

Westmount photographer Pierre Arseneault ensured the white knights and ladies were captured in all their finery.

Valuations, cont’d. from p. RE-10

lower land valuation increases.

Commercial valuation increases are much lower, and in fact for some of Westmount’s largest buildings, the tax bill will probably be dropping.

A spokesman for the city’s valuation department said there was no change in the contestation procedure for the new valuation roll, meaning those who ask for a review of their tax assessment must file an application before April 30, 2020.

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Ana Duque, B. Arch
Certified Real Estate Broker, AEO
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SOLD!

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4+1 Bedrooms, 3 Bathrooms
2 car parking on driveway

Asking: \$1,528,000



**776-780 Lusignan St.
Ville-Marie**

4 storey triplex
One 5.5 on 2 floors, Two 3.5s
Landscaped yard
Double garage + storage loft
Lucien L’Allier Metro
close to all services

\$1,649,000



**779 Lusignan St.
Ville-Marie**

Large 2 storey apartment
in a beautiful greystone
2 bedrooms, 1+1 powder room
1778 sq.ft.
Lucien L’Allier Metro
close to all services

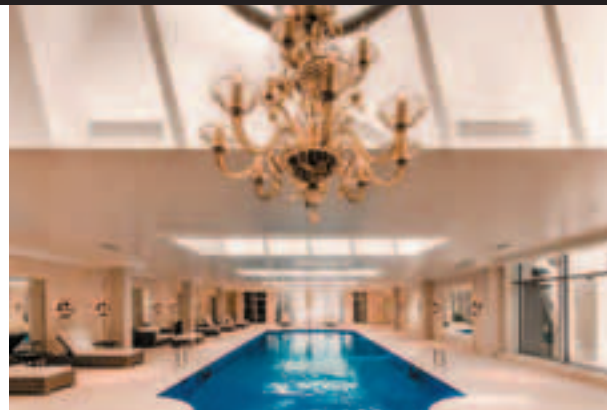
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