

Spotlight on Real Estate

October 21, 2025

Pull-out section



Sometimes "real estate" means "construction." As seen on Belvedere Rd. near Summit Rd. on October 11.

PHOTO: RALPH THOMPSON FOR THE WESTMOUNT INDEPENDENT.



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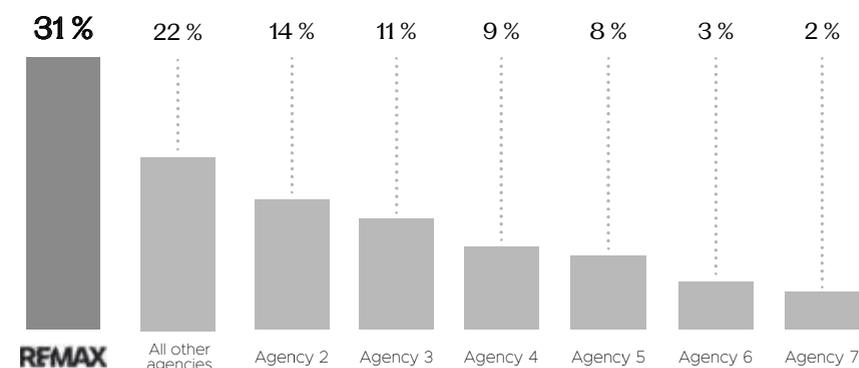
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Source: Centris.ca detached residential property sales from September 1st, 2024, to September 1st, 2025.

353, Av. Kensington | Westmount | \$2,895,000



617, Av. Clarke
Westmount | \$9,950,000



15, Surrey Gardens
Westmount | \$4,098,000



544, Av. Claremont
Westmount | \$2,295,000



460, Av. Villeneuve
Outremont

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Real Estate

ANDY DODGE

September sales: Confidence has returned

million level that it had enjoyed in the early part of the year.

Last month we had reported that only six sales had been posted for the month of August; as it turns out, some late reports from agents have added six to that list, including sale prices of \$6,170,000 and \$4,870,000.

Then the September list totalled 14 properties selling for an average \$2,454,036 and the highest price at \$5,100,000, and none under \$1 million. The usual wide range of mark-ups and mark-downs from municipal valuation (we are still comparing with the 2023 valuation roll) included a high of 43.5 percent and a low of -23.8 percent, 10 prices above valuation and an average 8.7-percent mark-up.

September marks the eighth consecu-

tive month of double-digit volume, with a total volume of 130 sales in nine months compared to 140 for all of last year, way above the 118 and 114 in 2022 and 2023, respectively, an indication confidence has returned to the Westmount market.

And with 11 sales this year of more than \$5 million, it shows the confidence is strong at all price levels.

Condos

Another four sales brought the total condominium sales for the third quarter of 2025 to 10, for a total price of \$14,779,000, just 0.4 percent above the 2025 municipal valuation for the properties. Again, there was a wide range of mark-ups, from 53.2 percent to -59.8 percent.

The highest price – in fact, the highest since the first quarter of 2024 – was \$4,300,000 for a high-rise unit at 1 Wood Ave., and the lowest was \$589,000 for an apartment at 10 York St.

Adjacent etc...

Our latest list shows only four sales agreements in September involving adjacent-Westmount property, including two more sales on Roslyn Ave. north of Westmount, bringing to 22 the total of houses

sold on that street alone since the beginning of 2023.

The other September sales were a share of a duplex on Northcliffe Ave. and a condominium at Le Barat, 3001 Sherbrooke St. corner Atwater Ave. We might suggest that the enthusiasm that marks the Westmount market has not been duplicated in the neighbouring areas.

For those who want to participate in the market, the number of available houses in Westmount has jumped from 140 months ago to 144 in mid-October, ranging in price from \$1,275,000 to \$21,800,000, with 43 listed for prices between \$2 million and \$3 million.

So far this year, some 34 houses have been rented for monthly rates from \$3,500 to \$25,000, and 15 more are listed for rental, asking anywhere from \$4,500 to \$13,000 per month.

Average adjusted price for 'typical' Westmount house, by month, January 2020 to September 2025, based on accepted offer dates



We welcome your letters

We welcome your letters but reserve the right to choose and edit them. Please limit to 300 words and submit before Friday 10 am to be considered for publication the following week. Email us at: editor@westmountindependent.com



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HIDDEN GEM in Sutton – A private road crossing a bridge leads you to this delightful Post & Beam style main residence, and an apartment over the garage/atelier for family or guests. The 10-acre property features 390 meters of frontage on the pristine Jackson Creek. **\$1,900,000**



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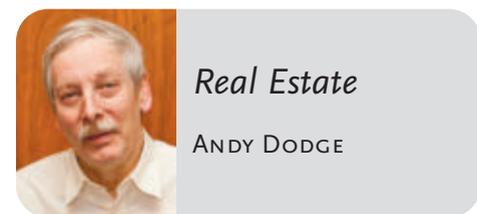
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New valuation roll shows fierce hikes amid the calm



Real Estate

ANDY DODGE

Most Westmount homeowners can expect to see their valuations increase from zero to 10 percent on the new valuation roll, which determines taxes for 2026 through 2028, but for ratepayers on Grosvenor and Victoria Aves. between Westmount Ave. and The Boulevard, their tax values are going up 19 percent, and for condominium owners at Château Westmount Square, 4175 St. Catherine St., the hike will be 22 percent.

This does not necessarily mean their taxes are going to rise by those amounts, but they can expect that whatever increases others might have to pay starting in January/February next year, these homeowners will have to pay much more proportionately.

The city of Montreal released the new valuation roll last month showing that the Westmount assessments had increased to some \$16 billion, a five-percent increase over the 2023 valuation roll.

By category, single-family dwellings went up an average 4.9 percent and condominiums an average 7.5 percent, apartment buildings 6.0 percent, office buildings 0.6 percent and commercial 10.5 percent. But within each category, there are some wild differences, and it seems unfair that the areas directly east and south of the two-block section of Grosvenor and Victoria went up exactly zero percent.

Condos

As for our condo owners, they might be distressed to hear that their counterparts at 1 Wood Ave. will have valuation increases of 4 percent, though the commercial condo owners in the basement of that building (which feeds out to St. Catherine St.) will have 14-percent increases.

Know your Location Code

In previous years, the *Independent* has used a sample of properties from all over town to give readers some idea of what to expect in the new roll. Faced with calls of concern from some of the affected Grosvenor-Victoria homeowners, we found that our historic sample offered too broad a notion of how the new roll was created, and used the city's own Location Codes (*Unités*

de voisinage) to try to determine how the valuation roll was created (see online-only p. SL-28 map for a rough idea of where these are).

What we found was that within each Location Code and type of property, the adjustments were almost uniform. Very occasionally, we would find that the department would adjust a valuation to the most recent sale price of the property, though this was far from the standard rule.

By law, the valuation department is supposed to try to portray, for every property on the island of Montreal, the "market value" of that property as of July 1, 2024, thus using the sales of 2024 to establish the best estimate of market value for the middle of the year.

Location Code trumps other considerations

We studied some 209 property sales for 2023, 2024 and the first five months of 2025, and found several new valuations adjusted to the 2023 sale prices (though most were not) but with many valuations either much higher or much lower than the sale price.

Thus, what we find is that the roll-to-roll adjustments are designed mainly to ensure

that all the properties within a Location Zone increase (or even decrease) at the same rate, and our sample (being the houses that sold) shows that this is the case.

Some of the 2023 valuations were adjusted upward over the last three years to reflect building permits or contestations of the previous evaluation, but the new roll reports only the updated 2023 tax value to compare with the 2026 figure.

No matter how the increases (or decreases) in the valuation compare to each other, the only way they can be contested is to compare the individual valuations to sales of comparable properties (preferably in 2024) in the neighbourhood.

Homeowners will have the opportunity to apply for a re-consideration by the valuation department any time before next April 30. If the city turns them down, or if the proposed reduction still is unsatisfactory, they have the opportunity to apply to the Tribunal Administratif du Québec for a hearing.

Please note that these items are not in the printed paper but can only be found on pdf version of the newspaper, which is on our website.

Valuation table, p. SL-25

List of Local Codes, p. SL-27

Map of Local Codes, p. SL-28

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SOLD



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SIGNIFICANT SALE



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SIGNIFICANT SALE



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SIGNIFICANT SALE



Westmount Exclusive

SIGNIFICANT SALE



17 Av. Pagnuelo, Outremont

SIGNIFICANT SALE



15 Rue Holtham, Hampstead

SOLD



488 Av. Wood, Westmount

SOLD



1 Grove Park, Westmount

ACCEPTED OFFER



4151 Boul. de Maisonneuve O., Westmount
\$ 3,995,000**

ACCEPTED OFFER



4890 Ch. Circle, Côte-des-Neiges
\$ 4,298,000**

*Per Centris as of Jan. 1, 2025 and exclusives including accepted offers and notarized transactions. | **Asking Price - Accepted with conditions.

Original completion date: March 2025

Work continues at Château Westmount nursing home

By JENNIFER BALL

On-going maintenance and rejuvenation of the front exterior of the Château Westmount nursing home, which was first thought to be on track for completion in March, continues and has progressed, with workers removing old bricks and beginning to lay new ones.

Château Westmount is located at 4860 de Maisonneuve, corner Victoria.

February 2025: Snow issues

On February 26 of this year, Joseph Di Tiello – owner Anna Fiszer’s spokesperson – gave the *Independent* an interview where he detailed the scope of work on the exterior of the residence, which he classified as on-going maintenance and rejuvenation, and he provided the timeline for completion.

He told the *Independent* at the time, “You have to take it with a grain of salt when it comes to construction and now with the [75 centimeters of snow that fell in the city in February], I suspect it should be completed by [March 30]” (see March 18, p. SL-6 and June 10, 2025, p. 11).



The Château Westmount nursing home, which is found at 4860 de Maisonneuve Blvd., corner of Victoria Ave., under scaffolding for exterior maintenance and rejuvenation, as seen October 15.

June 2025: Permit issues

On June 3, Di Tiello told the *Independent* that they had only obtained a permit from the city mid-April when the city approved the brickwork.

According to information that Di Tiello shared in June, Château Westmount required two types of permits from the city. “You need a permit to begin dismantling,

then you need a permit that will acknowledge the type of brick which the city has to approve to keep it in conformity with the surroundings. They provided that permit [the third week of April] so we can proceed with the ordering of the [bricks and masonry materials] because they have to be fabricated... They are not generic bricks,” he said.

This month:

Bricks, bricklaying seen on site

In the photographs that the *Independent* took on October 6, the bricks are “Pierre Dominion Stone” and are fabricated by Permacon, and they were in the hands of workers from the company Maçonnerie Desrosiers by the week of September 22. The exact start date is unknown as an interview and statement from Di Tiello is still pending.

In his June 3 interview, Di Tiello told the *Independent* that he believed the work would take 30 days to complete on the front and that the work on the sides and back of the building would go into 2026. It was scheduled to be completed within a 12-month period once it started.

Di Tiello was reached by phone on September 30 and there was a text exchange on October 14 but the questions that the *Independent* wanted to put to him – the date that the city approved the brickwork, the date when Maçonnerie Desrosiers received the materials and started work, and an updated timeline on both the front and the back of the building – went unanswered by the *Independent*’s print deadline.

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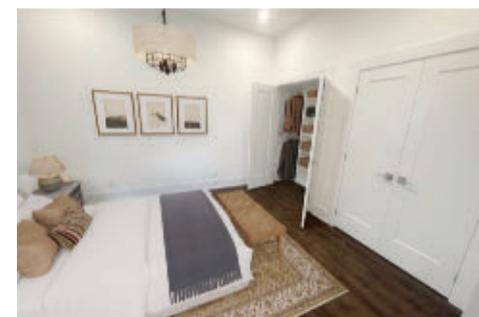
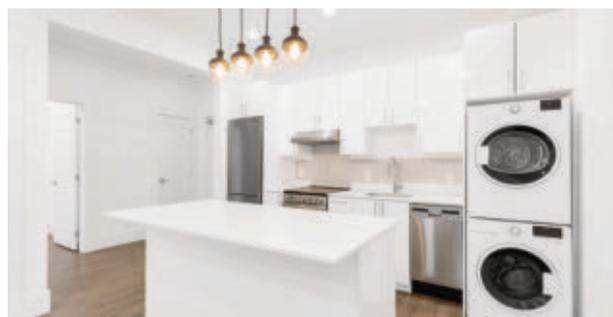


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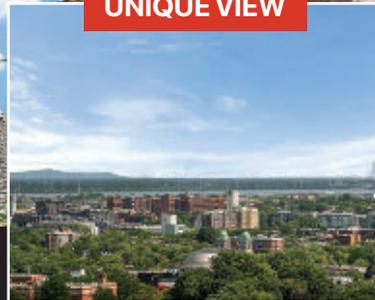


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4175 Sainte-Catherine, apt. 1601 | **Westmount**
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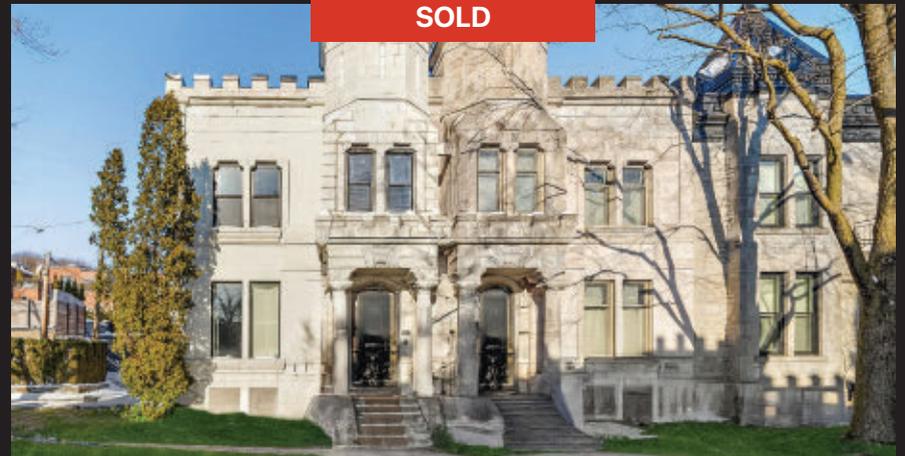


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Two buildings to also include 4 commercial spaces

Bosco on Decarie in NDG aims to deliver 230 rental units by summer 2026

BY JENNIFER BALL

PUR Immobilia has kicked off its latest rental project, the \$110-million Bosco project in NDG. It aims to add 230 units to the rental market and four commercial spaces.

Bosco is located at Décarie Blvd. and Crowley Ave., across from the McGill University Health Centre's (MUHC) Glen super-hospital, with its civic address being 1050 Décarie for Tower A and 1048 Décarie for Tower B. It will comprise the following:

- 1050 Décarie/Tower A: 94 apartments – 12 floors, including four commercial spaces,
- 1048 Décarie = Tower B: 136 apartments – six floors.

The construction company is Corsim, and the architect is Atelier Chaloub Architects.

Vanessa D Choquette, director of operation, real estate development at PUR Immobilia, provided a statement on October 3 and October 6. Claridge and Félix Langevin-Péladeau of DACC are also partners in the development.

Choquette was asked by the *Independent* on September 27, why the two buildings are different heights, to which she replied,



The Bosco worksite on October 17.

PHOTO: RALPH THOMPSON

“The different heights of the buildings are the result of an urban study carried out as part of the amendment to the urban plan, which refers to a ‘Montreal block,’ where the heads or ends of blocks are higher than the centre of the block.”

Choquette was asked if the commercial spaces, which are under construction, will be earmarked for offices or retail. “It’s not yet determined, but we’re targeting health-care and professional office space,” she explained.

The site once housed a garage and duplexes that had been underused for several years. As part of the development, the land had to be decontaminated, Choquette confirmed.

Choquette said both buildings will be fully ready for summer 2026 and that they are aiming to welcome first tenants in June 2026.

Pur Immobilia has also purchased an east-west alley and will maintain it in a new form for the benefit of local residents.

“The portion of the alley between Décarie Blvd. and the inner courtyard will be pedestrianized and for public use. The portion of the alley between the inner courtyard and Prud’homme St. [to the west] will remain vehicular,” Choquette said.

Choquette said that the official price list will be established soon and that pricing starts at \$1,600/month.

The inventory is as follows:

- 33 studios between 435 and 525 square feet,
- 79 1-bedrooms between 540 and 740 square feet,
- 94 2-bedrooms between 775 and 1,050 square feet,
- 23 3-bedrooms between 1,125 and 1,270 square feet,
- There is an apartment model also on 2 floors in one of the buildings.

Choquette said the Bosco project places great importance on light. “With impressive windows, absolutely magical 360° views, and a green neighbourhood. We paid attention to several details such as the circadian rhythm in the common areas, a feeling of Zen in the apartments with soft materials...”

Her statement was in French and was translated using DeepL translator.

For sale in Hudson



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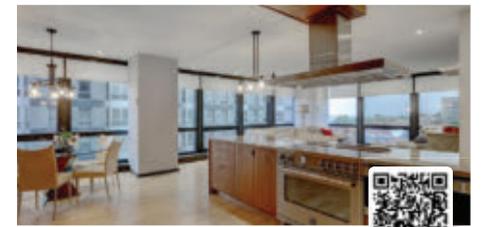
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GRIFFINTOWN



\$1,238,800
 3 RUE WESTMOUNT-SQUARE, APT. 513
WESTMOUNT



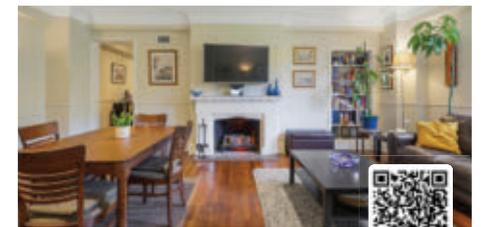
\$1,195,000
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17 residential units under construction

Progress at St. Stephen's conversion not evident – owner mum on milestones



March 4



October 5



March 4



October 5

Looking west, top, and east at the former St. Stephen's Church.

BY JENNIFER BALL

Digging and debris removal are still under way at the site of the former St. Stephen's Church, which is being converted into housing.

The pit at the back of the former church and the site of its former church hall looks deeper than in March and the temporary contractor's office and one large skip that were on the west side have been removed, but not much else on the exterior appears to have advanced between March and October.

The interior work cannot be gauged as the perimeter is sealed off with a metal

fence.

As verified on October 5, using Montreal's *rôle foncier* site, the owner and developer of the site on Dorchester at Atwater – whose civic address is 1 Weredale Park but which appears on Google maps as “4000 Dorchester Blvd.” – is still Le Jardin Stephens Inc., whose majority shareholder is Stanford Realty Inc. and whose president is Angelo Pasto.

According to the permit that is affixed to a former church building on Weredale Park road, the permit allows “conversion of church into eight apartments, and a new building with 9 units and underground

parking garage.”

In May 2022, the project was approved by Westmount city council and in December 2024, a construction permit for the conversion and addition of volume to the existing building was issued by the city, which is valid until April 30, 2026. In the end, a total of 17 housing units will be added to this neighbourhood. When tools are finally put down, the former St. Stephen's will have an additional 40 square meters of space added to it.

According to signage that is posted on the fence, there are two companies actively working on site: Enalto and Bisson. The

Laval-based company Enalto enterprise is a construction and management firm, while the St. Hubert-based Bisson Expert is in foundation and structural repair.

The *Independent* reached out to Pasto on October 6, asking for information about the status of development, what milestone the project was at and the expected completion date, but there was no response by the *Independent's* print deadline.

The sale of the property took place in August 2017 (see December 3, 2024, p. 19).

The *Independent's* last coverage was in its March 18 of this year, p. SL-12.

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1111 ATWATER
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Units:

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#3603	\$2,633,500 +tx
#3201	\$2,889,353 +tx
#3502	\$4,356,055 +tx
#3602	\$5,166,535 +tx
#PH3702	\$11,378,806 +tx

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GOLDEN SQUARE MILE

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WESTMOUNT ADJACENT

STUNNING TWO-LEVEL PENTHOUSE



\$4,795,000

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WESTMOUNT



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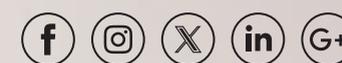
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CONDOS



\$499,000

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2 BEDROOMS | 2 BATHROOMS



\$569,000

376 AV. REDFERN 21 | WESTMOUNT
2 BEDROOMS | 1 BATHROOM



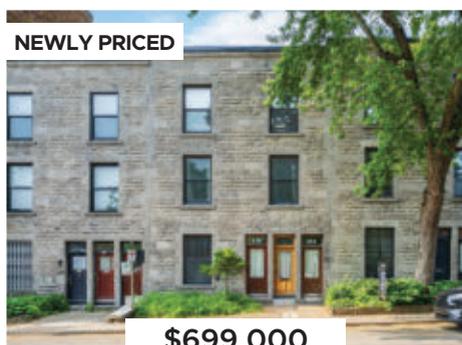
\$695,000

4700 STE-CATHERINE O. 503 | WESTMOUNT
1 BEDROOM | 1+1 BATHROOMS



\$699,000

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3 BEDROOMS | 2 BATHROOMS



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\$699,000

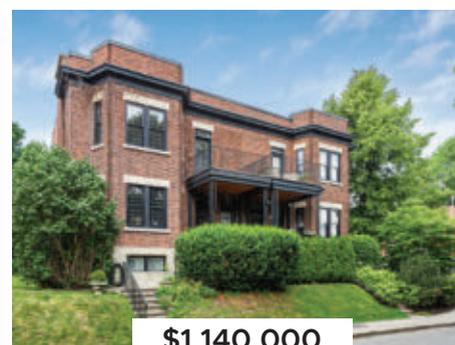
432 AV. CLAREMONT | WESTMOUNT
3 BEDROOMS | 1+1 BATHROOMS



INTRODUCING

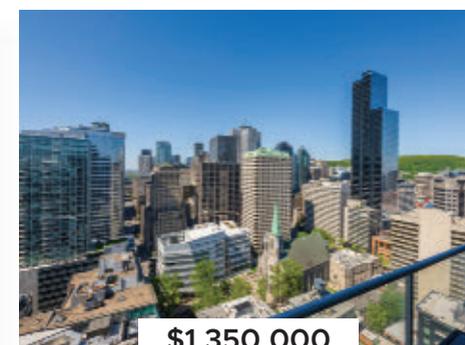
\$949,000

331 AV. GROSVENOR | WESTMOUNT
4 BEDROOMS | 1 BATHROOM



\$1,140,000

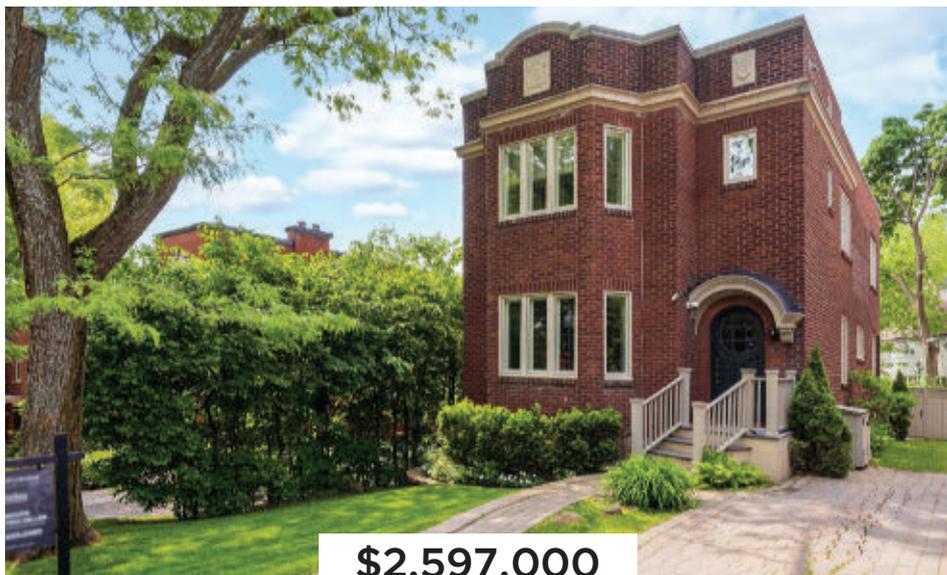
5 PLACE PARKMAN | WESTMOUNT
3 BEDROOMS | 2 BATHROOMS



\$1,350,000

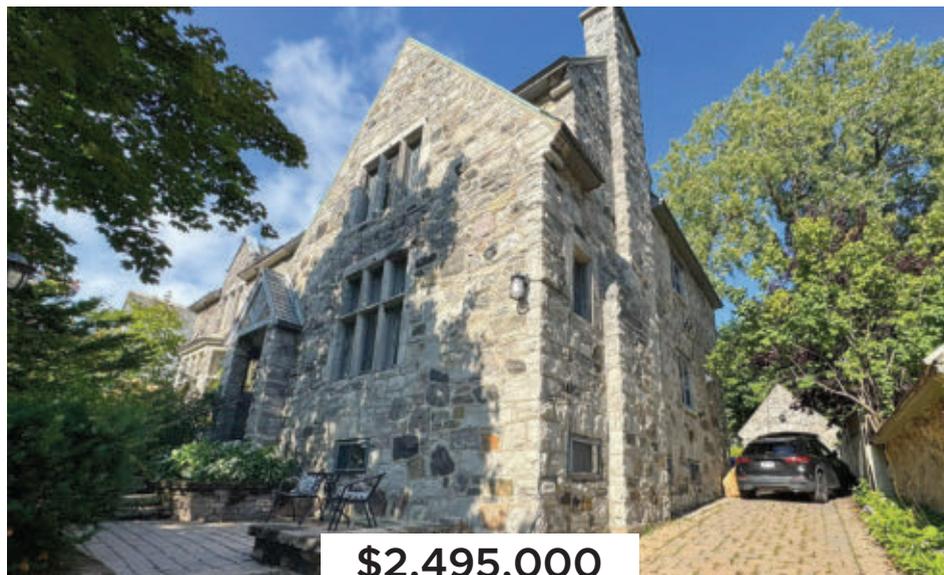
1030 RUE DE BLEURY 3420 | VILLE-MARIE
2 BEDROOMS | 2 BATHROOMS

SINGLE FAMILY HOMES



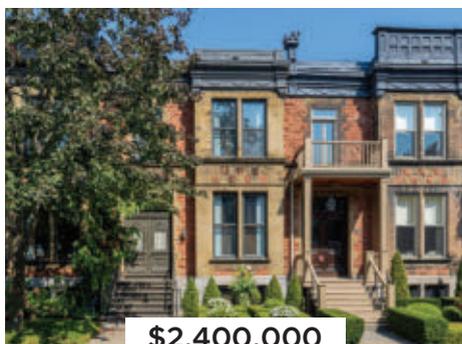
\$2,597,000

672 AV. BELMONT | WESTMOUNT
4+1 BEDROOMS | 3 BATHROOMS



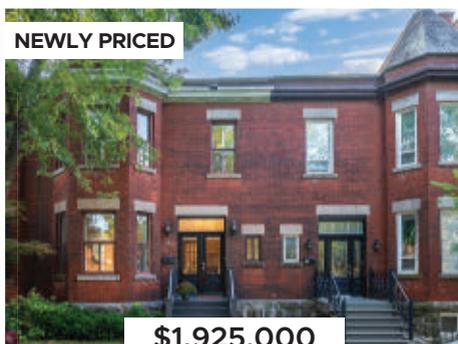
\$2,495,000

721 AV. UPPER-BELMONT | WESTMOUNT
4 BEDROOMS | 3+1 BATHROOMS



\$2,400,000

447 AV. ELM | WESTMOUNT
3 BEDROOMS | 3+1 BATHROOMS



NEWLY PRICED

\$1,925,000

80 AV. SOMERVILLE | WESTMOUNT
3 BEDROOMS | 3+1 BATHROOMS



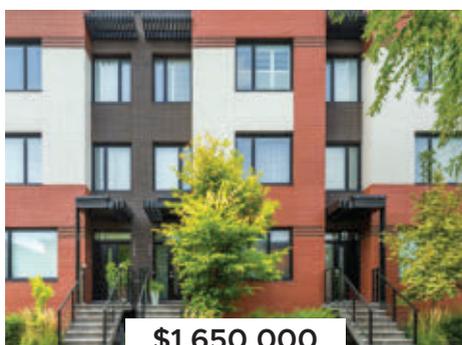
\$1,748,000

481 AV. ARGYLE | WESTMOUNT
3 BEDROOMS | 2+2 BATHROOMS



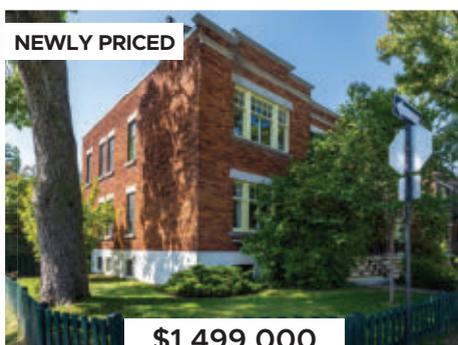
\$1,675,000

139 AV. BALLANTYNE N. | MTL-OUEST
6 BEDROOMS | 2+2 BATHROOMS



\$1,650,000

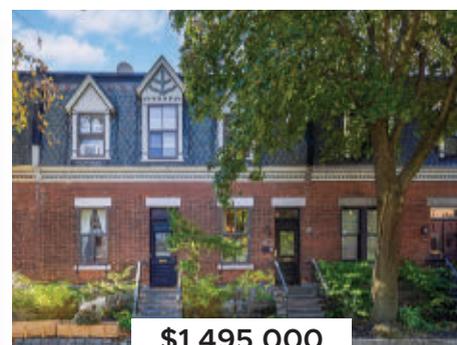
845 AV. PLYMOUTH 120 | MONT-ROYAL
4 BEDROOMS | 4+1 BATHROOMS



NEWLY PRICED

\$1,499,000

4902 AV. EARNSCLIFFE | CDN/NDG
4+1 BEDROOMS | 2+1 BATHROOMS



\$1,495,000

124 - 126 AV. IRVINE | WESTMOUNT
3 BEDROOMS | 2 BATHROOMS



NEWLY PRICED

\$1,100,000

71 RUE STAYNER | WESTMOUNT
3 BEDROOMS | 1+1 BATHROOMS

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49 Ch. Belvedere, Westmount
4,350,000\$



3122 Ch. de Trafalgar-Heights, Montréal
3,988,000\$



115 Ch. de la Côte-St-Antoine, Westmount
Open House • Sunday, Oct 26th, 2pm-4pm • 3,750,000\$



4 Ch. Belvedere, Westmount
3,498,000\$



415 Av. Argyle, Westmount
Open House • Sunday, Oct 26th, 2pm-4pm • 2,299,000\$



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2,800,000\$



605 Boul. Laird, Mont-Royal
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29 Place De Richelieu, Golden Square Mile
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650 Rue Notre-Dame O. #PH1701, Old Montréal
3,495,000\$



1719 Rue St-Patrick #207/305, Pointe-Saint-Charles
2,800,000\$



1425 Av. du Docteur-Penfield #3A, Golden Square Mile
2,000,000\$

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628 Av. Victoria, Westmount ♦ Another accepted offer



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Partner projects May finish – Financial questions remain

Work, progress continue at reno of new Resilience site on Atwater

BY JENNIFER BALL

At the former Rowntree Antiques store and the future location of the Resilience Day centre, the basement conversion is advancing. The concrete foundation has been poured, supporting walls erected, the roof is *in situ* and the re-development of the existing floor areas are under way.

The former retail space is south of Westmount at 780 Atwater, about a half block into St. Henri/Montreal's South-West Borough.

On October 5, the *Independent* verified via Montreal's *rôle foncier* site that Resilience Montreal is still the owner of the building.

Director Chapman speaks ... to La Presse

David Chapman, the executive director of Resilience, was contacted on October 6 to answer questions that were put to him several times previously on funding for the project and the budget, which he declined to respond to.

He did speak to *La Presse* though. Its reporter, Eric Martel, wrote an October 10 article which Chapman was interviewed for.

Martel writes, "The organization will need \$860,000 by March 31, and \$1.7 million for its expenses over the next year, according to its calculations. These costs include daily expenses, such as groceries, estimated at \$50,000 per month, allowing for more than 1,200 meals per day."

The article was in French and translated using DeepL translator.

Past financial issues, talks still under way

Resilience cried out for help earlier, at the end of 2023, and sent a letter to the

provincial minister responsible for social services, Lionel Carmant, asking him for aid. At the time, Chapman indicated Resilience needed an additional \$6 million to complete the project due to higher-than-expected bids (see February 20, 2024, p. 18).

The media relations department in Carmant's office informed the *Independent* on October 10, "... We met with [Resilience Montreal] and are ready to work with them. But, as a responsible government, it is perfectly normal to want to sit down with the organization, ask questions and understand the reasons for their difficulties before intervening further..."

"On several occasions, with Minister Ian Lafrenière, we have responded to support Résilience Montréal, particularly when they were facing financial challenges. Minister Lafrenière even went so far as to mobilize funding from private philanthropy to give them a helping hand."

Complex project: CCSMTL involved

Martel's article, indicated that the project – which is a partnership with the CIUSSS du Centre-Sud-de-l'Île-de-Montreal (CCSMTL) – is in jeopardy, since Resilience Montreal fears that it will no longer have the necessary funds to offer services there.

On October 15, Danny Raymond in the media relations department at the CCSMTL responded to the *Independent's* question on how it – in addition to private philanthropy – is supporting Resilience.

"The [CCSMTL] supports community organizations like Résilience Montréal, by playing a neutral facilitator role in regional governance, and by administering provin-



cial and federal funding...

"Community organizations submit project proposals and, if accepted, obtain funding based on transparent and equitable criteria, thus meeting the needs identified on the ground. A multi-stakeholder committee made up of representatives from the CIUSSS, the city and community organizations analyzes the projects to be funded based on local priorities and strategic directions issued by the authorities..."

"When an organization encounters difficulties in implementing its services, the CCSMTL offers tailored support to the management of the organization concerned to ensure continuity and maximize the impact of interventions. Finally, an accountability and ongoing evaluation mechanism ensures that resources are used efficiently and that services remain relevant in the face of changing needs."

The text was in French and translated using DeepL translator.

Complex project: Bâtir son quartier involved

On October 9, Anne-Marie Brunelle,

communications manager at Bâtir son quartier explained how it is supporting Résilience Montréal.

"[We are] a community real estate developer, our role is to support NPOs and cooperatives that have community housing and collective real estate projects, from the idea to the construction site until moving into housing or occupying offices and resources..."

"Our team is supporting Resilience Montréal in the construction of its centre. We did not provide funding, but we supported the group in the financial planning of the project, and now, in the construction of the site..."

"... the project is scheduled to be completed by the end of May 2026."

Resilience currently remains in its current location at 4000 St. Catherine St., the former site of the Miso restaurant and, many years ago, a McDonald's restaurant, which it rents (see November 19, 2024, p. 1 and p. 18 and March 18, SL-18 for background).



The view from the north-south alley behind 780 Atwater, along with its front, above.

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Notre-Dame-de-Grâce | 5507 Ch. de la Côte-St-Antoine | \$1,750,000

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COMMERCIAL

Westmount | 4612 Rue Ste-Catherine O.
\$1,650,000 + GST/QST

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Westmount
50-52 Av. Columbia | \$1,450,000

ELEGANT 2+1 BED FAMILY HOME



FEATURED

Notre-Dame-de-Grâce
6830 Av. de Monkland | \$1,235,000

2-BED CONDO IN LUXURY BLDG



FEATURED

Westmount
285 Av. Clarke, apt. 101 | \$1,150,000

SPACIOUS SEMI-DETACHED



NEW PRICE

Notre-Dame-de-Grâce
4684 Av. Hingston | \$825,000 or \$3,000/mo

BRIGHT 1+1 BED CONDO



FEATURED

Golden Square Mile | 1455 Rue Sherbrooke
O., apt. 512 | \$549,000

BRIGHT & SPACIOUS 1-BED CONDO



FEATURED

Golden Square Mile | 1545 Av. du Docteur-
Penfield, apt. 705 | \$459,000

RENOVATED 1-BED CONDO



FEATURED

Westmount
399 Av. Clarke, apt. 103-1E | \$399,000



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BED: 6 | BATH: 6+2 | MLS 19776944

Gabriel Pliva* 514.923.5383



\$7,950,000

40 Ch. Belvedere, Westmount
BED: 4 | BATH: 3+1 | MLS 26753243

Kaufman Group 514.379.1333
Liza Kaufman† 514.232.5932

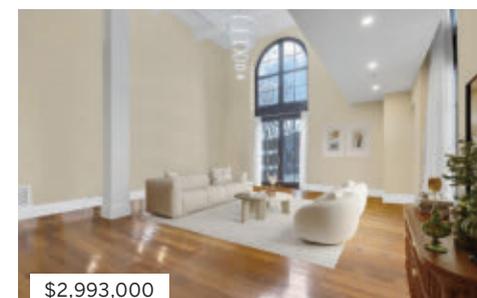


NEW LISTING

\$2,995,000

4175 Rue Ste-Catherine O., Apt. 1704, Westmount
BED: 3 | BATH: 2+1 | MLS 9984113

Saul Ciecha* 514.941.6248



\$2,993,000

4760 Boul. The Boulevard, Westmount
BED: 3 | BATH: 2+1 | MLS 18488522

Saguy Elbaz* 514.892.7653

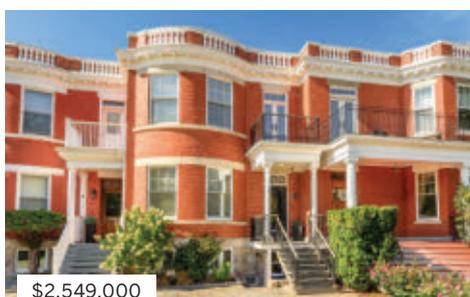
WESTMOUNT HOMES



\$2,825,000

422 Av. Mount-Stephen, Westmount
BED: 6 | BATH: 2+2 | MLS 15041826

Susan Lloyd (Leduc)* 438.882.8088
Géraldine Libraty* 514.962.5563



\$2,549,000

3 Ch. de la Côte-St-Antoine, Westmount
BED: 4 | BATH: 3+1 | MLS 13743212

Maxime Lafrenière* 514.651.8325



\$2,395,000

655 Ch. de la Côte-St-Antoine, Westmount
BED: 5 | BATH: 3+1 | MLS 15051351

Jessica Lombard* 514.476.9700



\$6,488,000

2059 Ch. du Bord-du-Lac, L'île-Bizard
BED: 6 | BATH: 3+4 | MLS 23556270

Cassian Bopp* 514.952.9115

LUXURY HOMES



NEW LISTING

\$4,650,000

4040 Ch. de Trafalgar, Ville-Marie
BED: 4 | BATH: 3 | MLS 23831800

Kathia Cambron* 514.348.2816

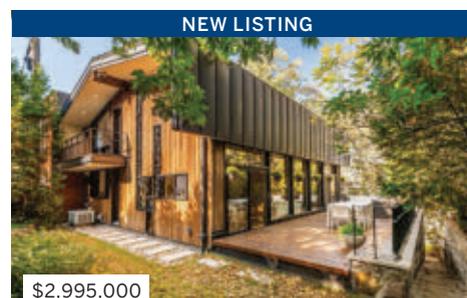


NEW PRICE

\$3,500,000

1 Ch. de la Cime, Saint-André-d'Argenteuil
BED: 6 | BATH: 4+1 | MLS 14769500

Cyrille Girard* 514.582.2810



NEW LISTING

\$2,995,000

66 Av. McNider, Outremont
BED: 3 | BATH: 2+1 | MLS 10160628

Alexandre Gosselin* 514.941.1088



\$2,850,000

656 Ch. du Petit-Bois, Varennes
BED: 4 | BATH: 1+1 | MLS 11512115

Vincent Chaput* 514.264.3555



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307 Av. Roslyn, Westmount | MLS 15949640

LUXURY HOMES



\$2,555,000

8 Av. Morgan, Senneville
BED: 5 | BATH: 4+1 | MLS 20358251

Aurora Group** 514.293.2277



\$2,095,000

1010 Rue de la Commune E., Apt. 306, Ville-Marie
BED: 2 | BATH: 2+1 | MLS 23140977

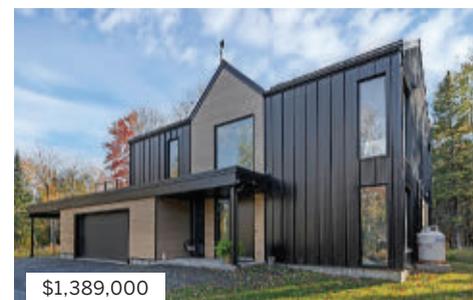
Monica Genest*
Victoria Marinacci* 514.400.0280



\$1,650,000

215 Rue Gérard-Guindon, Kirkland
BED: 5 | BATH: 3+1 | MLS 22119239

Tatiana Vargas* 514.318.9198



\$1,389,000

644 Rue Bordeleau, Magog
BED: 3 | BATH: 2 | MLS 14998875

Stéphane Cloutier* 819.578.7507

LUXURY HOMES



NEW LISTING

\$1,329,000

674 Rue St-Timothée, Ville-Marie
BED: 3 | BATH: 2+1 | MLS 15515795

Nadia Maltais* 514.994.3589
Marc-Olivier Amnotte* 514.585.9111



\$1,295,000

10 Ch. des Cantonniers S., St-Michel-des-Saints
BED: 3 | BATH: 2 | MLS 18749353

Marc-Olivier Amnotte* 514.585.9111
Nadia Maltais* 514.994.3589



\$999,999

25 Rue Butternut, Aylmer
BED: 2 | BATH: 1+1 | MLS 17230970

Patrick Vaillant** 514.774.6917



NEW LISTING

\$989,000

159 Ch. de la Baie-Quesnel, Rigaud
BED: 3 | BATH: 2+1 | MLS 9930710

François Emond* 514.222.4876

LUXURY HOMES

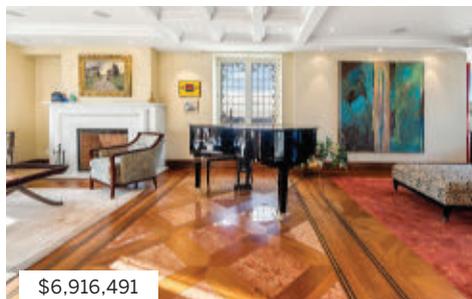


NEW PRICE

\$900,000

3453 Av. Prud'homme, N.D.G.
BED: 6 | BATH: 3 | MLS 22503998

Marc-Olivier Laroche* 514.772.8726



\$6,916,491

1650 Rue Sherbrooke O., Apt. 18W, Ville-Marie
BED: 3 | BATH: 3+1 | MLS 13488728

Herbert Ratsch** 514.884.8269

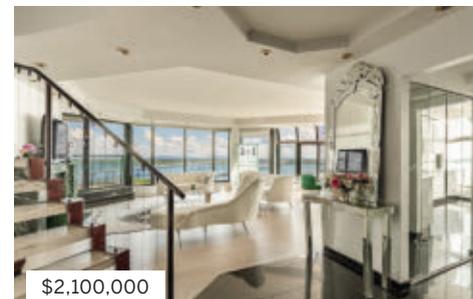
LUXURY CONDOS



\$3,305,430*+taxes

3150 Place de Ramezay, apt. 2052, Ville-Marie
BED: 3 | BATH: 3 | MLS 23150061

Stefano Bizzotto* 514.962.3539



\$2,100,000

80 Rue Berlioz, PH 10, Île-des-Sœurs
BED: 3 | BATH: 2+1 | MLS 24418894

The Savaria Team
Christiane Savaria** 514.830.6415

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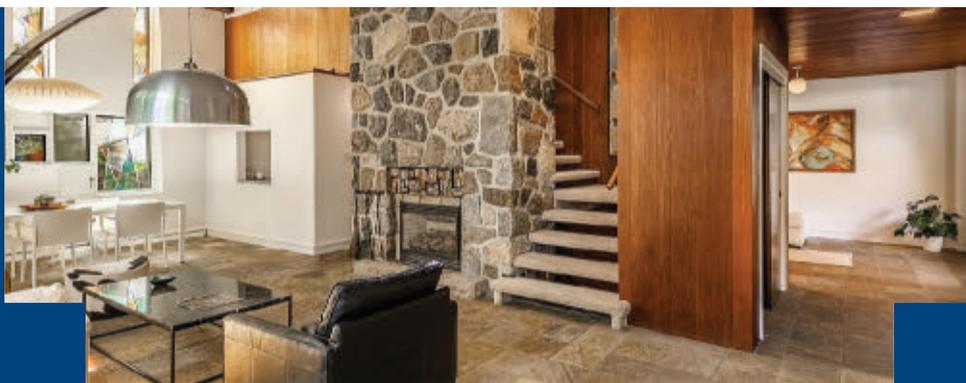
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66 Av. McNider, Outremont | MLS 10160628

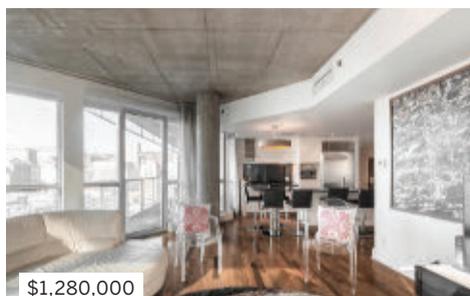
LUXURY CONDOS



\$1,495,000

3430 Rue Peel, Apt. 14A, Ville-Marie
BED: 2 | BATH: 2 | MLS 17385964

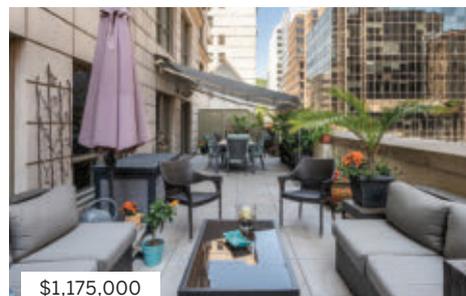
Géraldine Libraty* 514.962.5563
Susan Lloyd (Leduc)* 438.882.8088



\$1,280,000

1100 Rue de la Montagne, Apt. 1804, Ville-Marie
BED: 2 | BATH: 2 | MLS 13187691

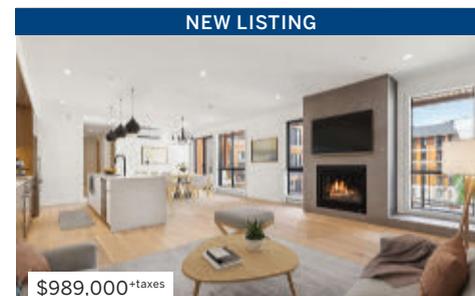
Louise Latreille* 514.577.2009



\$1,175,000

1200 Boul. de Maisonneuve O., Apt. 4G, Ville-Marie
BED: 2 | BATH: 2 | MLS 16656919

Phyllis A. Tellier** 514.924.4062



NEW LISTING

\$989,000*^{taxes}

165 Allée du Solstice, Apt. 306, Mont-Tremblant
BED: 2 | BATH: 2 | MLS 13383640

Nadine Campbell* 819.429.9019

LUXURY CONDOS

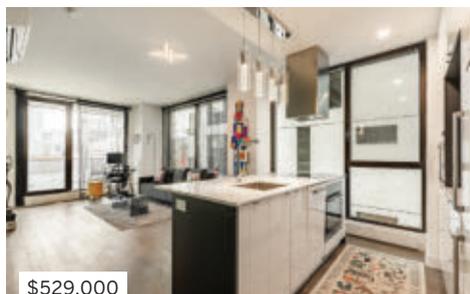


NEW LISTING

\$815,000

150 Rue Berlioz, Apt. 628, Île-des-Sœurs
BED: 2 | BATH: 2 | MLS 11271560

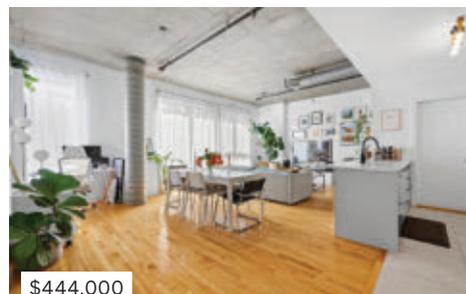
Francys Rodrigue* 438.466.8252



\$529,000

1 Boul. de Maisonneuve O., Apt. 1124, Ville-Marie
BED: 1 | BATH: 1 | MLS 21676776

Naami Group* 514.743.5000



\$444,000

90 Rue des Sœurs-Grises, Apt. 604, Ville-Marie
BED: 1 | BATH: 1 | MLS 12333870

Karine Doche* 514.677.6244



\$429,000

225 Rue de la Montagne, Apt. 609, Le Sud-Ouest
BED: 1 | BATH: 1 | MLS 26429610

Johanne Turenne* 514.909.9029

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200 Rue St-Georges, Apt. 108, Saint-Lambert
BED: 3 | BATH: 2 | MLS 14383782

Anne Marineau* 514.231.8698
Zoë Vennes** 514.718.8004



NEW LISTING

\$2,600 /month

2338 Rue St-Jacques, Le Sud-Ouest
BED: 3 | BATH: 1 | MLS 10751096

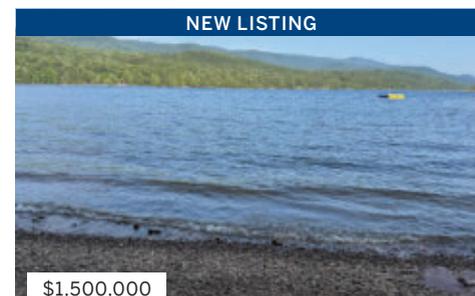
Thomas Hoang* 514.515.9188



\$3,995,000

1084 Mtée St-Amour, Cantley
LAND: 161.8 ACRES | MLS 25972151

Judith Ritchie* 438.995.7494



NEW LISTING

\$1,500,000

2872 Rive du Lac-Tremblant, Mont-Tremblant
LAND: 3.72 ACRES | MLS 19931009

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Diane Stelmashuk* 514.944.6066

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Northwest of Westmount

Le Loyal apartments' scheduled for December delivery – 40% of units rented



Le Loyal in NDG, just before Côte des Neiges Rd. turns into The Boulevard, as seen October 8.

BY JENNIFER BALL

Northwest of Westmount, Le Loyal apartments' project of 113 rental units is scheduled to be completely done by December and 40 percent of the units are currently already rented, including all of the 11 studios.

In addition, the first floors were actually ready in September: "This means that the first floors can be occupied. There are tenants, but not all the apartments are currently rented. We are gradually delivering the floors of the building so that some tenants can move in while we finish/finalize the last floors," said Cecilia Garcia, marketing coordinator at Groupe HD on October 16.

Le Loyal is a \$60-million project developed by Groupe HD and constructed by Praxis Construction, with blueprints proferring a 13-storey, 113-unit apartment building at 4845 Côte St. Luc Rd. – just out-

side of Westmount, to the northwest of the city.

Garcia provided a statement on September 26 on the status of the project (see also July 9, 2024, p. 8 and September 17, 2024, p. SL-21.

Garcia's statement was provided in French and translated using DeepL translator.

"The inventory:

- 11 studios, from 374 sq ft to 435 sq ft, cost: 'affordable' and all currently rented,
- 46 x 1BR, area: 575 sq ft to 720 sq ft, cost: from \$2,100,
- 45x 2BR (4 1/2), area: 700 sq ft to 1,097 sq ft, cost: from \$2,400,
- 11x 3BR (5 1/2), area: 1,197 sq ft to 1,198 sq ft, cost: from \$3,600."

This address sits within the borough of Côte des Neiges-NDG, where the average monthly rental prices, according to the Centris website, on October 8 are:

- One-bedroom: \$1,394,



Montreal's answer to the Flatiron Building in New York City?

- Two-bedroom: \$1,880,
- Three-bedroom: \$2,252.

She said that other notable features of the project include "High-end finish, exposed concrete ceilings [and] private balcony with beautiful views... The character-

istics of the units: quartz countertops and backsplash, spacious kitchens, premium materials, high-end finish, exposed concrete ceilings, [and] private balcony with beautiful views."



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Residents' share: \$13.6 million

Cost of \$18-million reno at Westmount Square to be shared by residential owners, commercial towers

BY JENNIFER BALL

An infrastructure renewal program at Westmount Square, which includes a new water membrane under the exterior plaza, is under way— to the tune of over \$18.4 million.

Phase 1 of the rehabilitation of the Westmount Square exterior plaza began on July 7 and is set to continue until November 30. Phase 2 will commence in the spring.

Creccal Investments Ltd. and Westmount Square Residential Limited Partnership are the owners of Westmount Square. When considered together, they are called the “syndicate.”

Creccal Investments Ltd. owns the retail concourse and the two office towers (1 & 4), and Westmount Square Residential Limited Partnership owns the two towers (2 & 3) of residential units.

This second entity is itself largely owned and controlled by the residential owners. Unlike condominium and co-op struc-

tures with public deeds of real estate ownership, these residents buy (and sell) shares of the general partner (Westmount Square Residential Inc.) of a partnership (Westmount Square Residential Limited Partnership) that owns the residential portion of the complex (for more detail see November 29, 2022, p. 9).

Although parts of the project also involve Creccal's property and will be partially funded by it, other parts do not and will be borne solely by residents (see box at right).

For residents, the cost of the work amounts to approximately \$37 per square foot per residential unit, payable over 42 months, according to documentation that a resident source provided the *Independent*. The program will be funded through a special assessment payable in 14 installments in July and October 2025, and in January, April, July and October in 2026, 2027 and 2028.

The *Independent* found one Westmount

Square residential unit for sale online with 1,605 square feet, implying a total special assessment for that random unit of \$59,585.

In a meeting held on June 26, the board proposed the program, deemed essential to the preservation and long-term value of Westmount Square, and the shareholders received estimates of the associated costs and a detailed scope of the work. There was a motion to approve at the group's annual general meeting, and it was approved.

A message from the administration at Westmount Square to all residents of towers 2 and 3 dated July 4 indicated that the mall entrance and exit on Greene Ave. was to be closed for phase 1 on July 7. As the work progressed, they were to be informed when it was planned to re-open.

Outdoor plaza reconstruction

According to the Westmount Square ownership board, the most critical element of the plan is the complete replacement of

Residential-only portion, for towers 2 and 3 (100% of the costs borne by residents):

- Main galvanized domestic water pipes tower 2 and 3: \$800,000
- P1 (parking level one) expansion joint and membrane: \$2,000,000
- Exterior towers painting: \$1,800,000
- OTIS elevator EMS: \$70,000
- Fan coils drain and repair: \$3,400,000
- **Total: \$8,070,000**

Syndicate portion (to be borne by Creccal and residential owners, with 53 percent of the costs going to the residents):

- Exterior plaza membrane and loading dock: \$8,000,000
- Cooling tower repairs: \$250,000
- Generator temporary connections: \$110,000
- Generator replacement: \$1,750,000
- Separation of electricity/gas/water: \$250,000
- **Total: \$10,360,000**

From the residents' point of view:

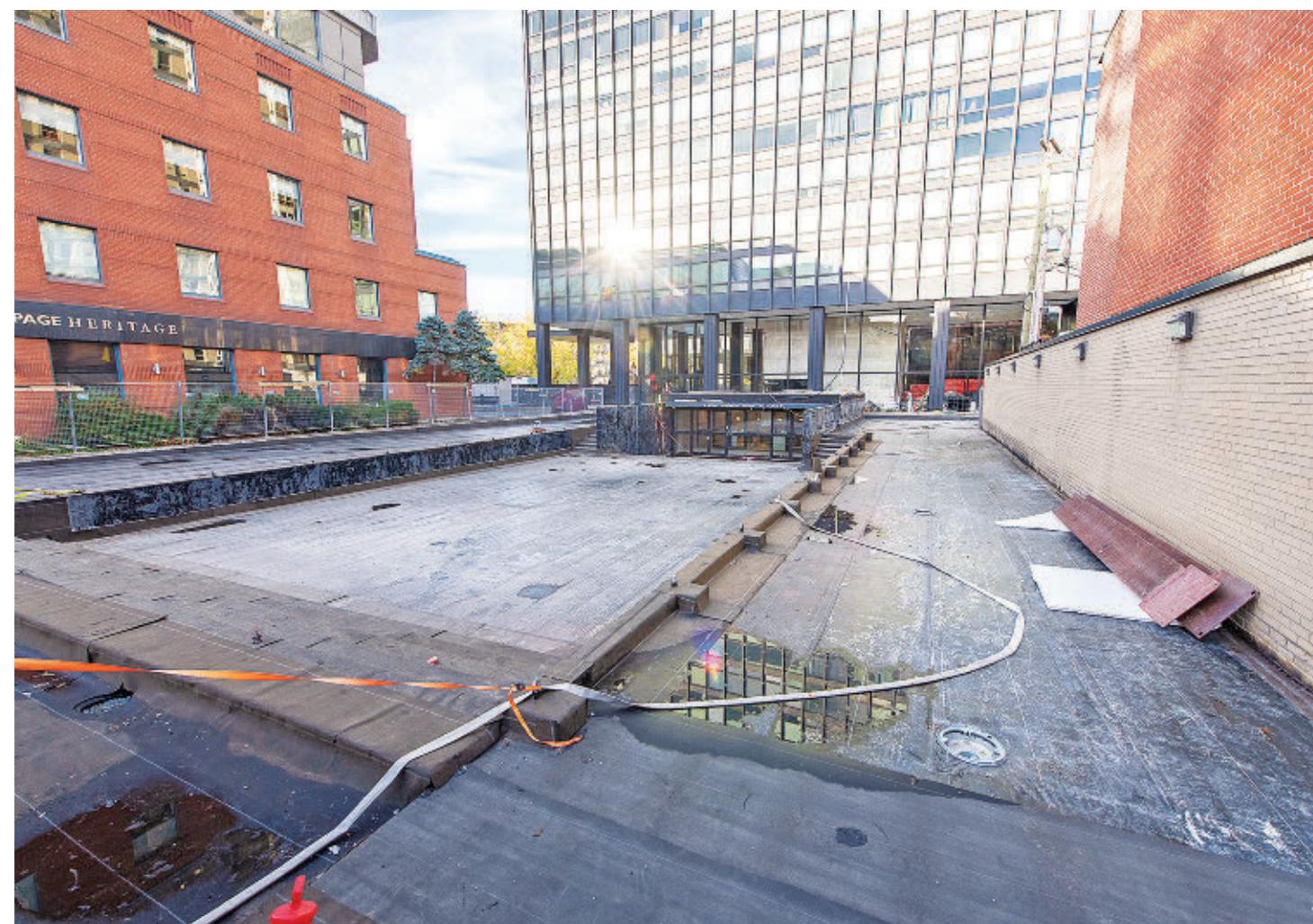
- 100-percent portion: \$8,070,000
- 53 percent of shared costs (\$10,360,000): \$5,490,800
- **Total: \$13,560,800**

the waterproofing membrane beneath the outdoor plaza. The work is required to resolve water infiltration and structural damage affecting the commercial and the mezzanine-level parking garage and surrounding areas.

The plan also includes the full replacement of main water supply lines in towers 2 and 3 to prevent failures and ensure reliable service. This cost is to be shared proportionally among all shareholders and is not shared with the commercial towers.

All these numbers are projected, not final, costs.

SA Construction – which specializes in concrete repair and waterproofing – is carrying out the exterior plaza work, and Charbonneau Plumbing is carrying out some of the work on the water infrastructure replacement program.



The Greene entrance to Westmount Square on October 17.

PHOTO: RALPH THOMPSON



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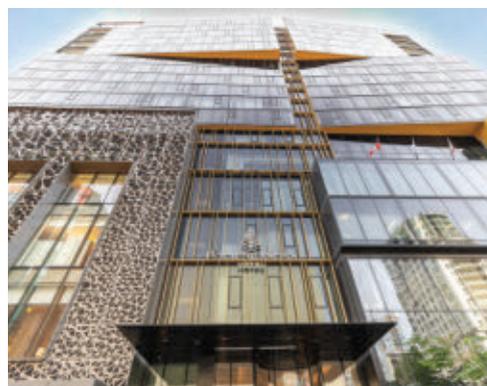
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\$29,500,000

23337471



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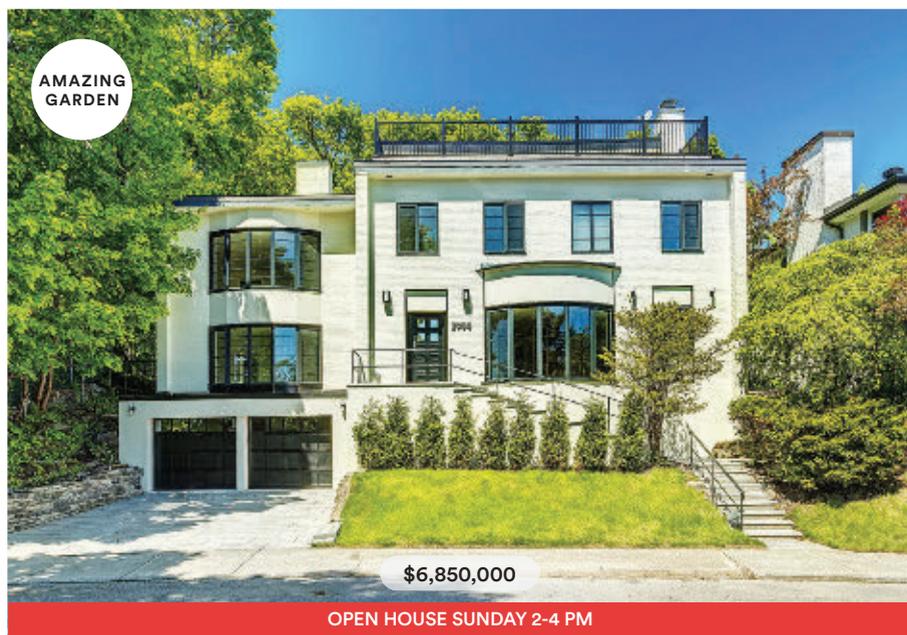




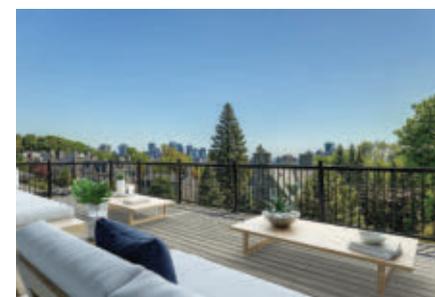
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Marie Sicotte
Real Estate Broker

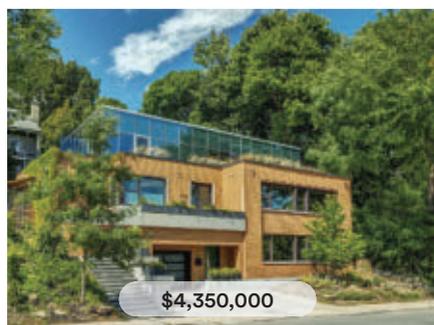
+1 514 953 9808
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Westmount
3999 MONTROSE AV.



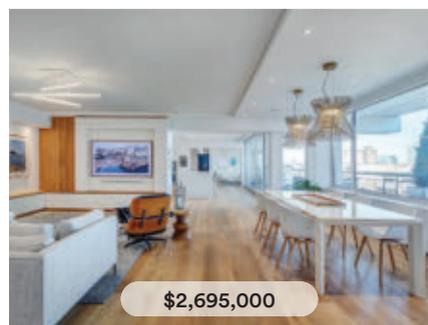
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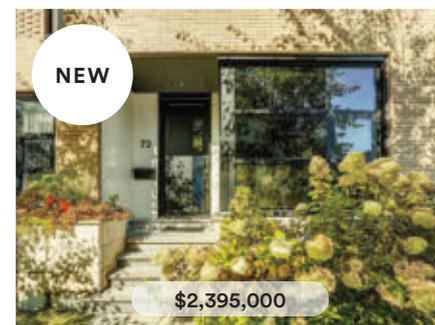
Ville-Marie
3177 CH. ST-SULPICE



Mont-Tremblant
505 ALLÉE DU DOMAINE-JOHANNSEN



Golden Square Mile
1545 DOCTEUR-PENFIELD AV., APT. PH3



Westmount
73 HILLSIDE AV.



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245 AV. VICTORIA, BUREAU 20, WESTMOUNT, QC H3Z 2M6

Valuation table

In this study, we analyzed the recent sale prices on the basis of the Location Zones inscribed in the valuation roll for each property. We do not have precise descriptions of each zone but feel this list will give most property owners a sense of what to expect on

their next tax bill. We include specifications for type of property but this may not include all types of property within the zone.

Location Code	Address	Reg. Date	Sale Price	2023 val	2026 val	23V-26V±%	Price: 26V	Class	Location Code	Address	Reg. Date	Sale Price	2023 val	2026 val	23V-26V±%	Price: 26V	Class
236	3125 St. Antoine	04 Sep 2024	\$615,000	\$462,400	\$531,800	15.0%	15.6%	3CD	247	422-22A Prince Albert	27 Mar 2024	\$1,750,000	\$1,831,600	\$1,831,600	0.0%	-4.5%	2B
236	3157 St. Antoine	16 Oct 2024	\$650,000	\$512,400	\$589,300	15.0%	10.3%	3CD	247	430 Claremont	01 Feb 2024	\$755,000	\$677,100	\$711,000	5.0%	6.2%	3CD
236	3459-63 St. Antoine, 39%	10 Jun 2024	\$625,000	\$473,382	\$473,382	0.0%	32.0%	SH-2C	247	432 Claremont	09 Aug 2024	\$685,000	\$662,600	\$695,700	5.0%	-1.5%	3CD
237	102 Columbia	05 Apr 2024	\$1,390,000	\$1,400,100	\$1,470,100	5.0%	-5.4%	2A	247	434 Claremont	30 Aug 2024	\$600,000	\$595,700	\$625,500	5.0%	-4.1%	3CD
237	1123 Greene	10 Jun 2024	\$1,400,000	\$1,248,400	\$1,310,800	5.0%	6.8%	2A	248	472 Côte St. Antoine	30 Apr 2024	\$2,700,000	\$3,260,100	\$3,260,100	0.0%	-17.2%	2A
237	19 Stayner + lot	07 Jun 2024	\$4,000,000	\$2,581,700	\$2,581,700	0.0%	54.9%	2D	248	533 Grosvenor	24 May 2024	\$3,020,000	\$1,649,100	\$1,649,100	0.0%	83.1%	2A
239	372 Elm	16 Aug 2024	\$875,000	\$1,499,400	\$1,364,500	-9.0%	-35.9%	2A	248	537 Grosvenor	14 Jun 2024	\$3,715,000	\$3,725,900	\$3,725,900	0.0%	-0.3%	2A
239	379 Elm	31 May 2024	\$2,120,000	\$2,216,300	\$2,016,800	-9.0%	5.1%	2A	248	573 Grosvenor	29 Nov 2024	\$2,100,000	\$2,564,700	\$2,564,700	0.0%	-18.1%	2A
239	344 Wood	15 Nov 2024	\$2,400,000	\$2,582,600	\$2,350,200	-9.0%	2.1%	2A	248	494 Victoria	12 Dec 2024	\$1,895,000	\$1,525,200	\$1,525,200	0.0%	24.2%	2A
239	360 Wood	03 Sep 2024	\$1,600,000	\$1,853,200	\$1,686,400	-9.0%	-5.1%	2A	248	505 Victoria	03 Jun 2024	\$1,710,000	\$2,224,700	\$2,224,700	0.0%	-23.1%	2A
240	4400 de Maisonneuve	01 May 2024	\$1,845,000	\$2,180,100	\$2,201,900	1.0%	-16.2%	2A	248	457 Grosvenor	15 Apr 2024	\$785,000	\$778,800	\$919,000	18.0%	-14.6%	3CD
240	218 Metcalfe	15 Aug 2024	\$2,305,000	\$1,818,900	\$1,837,100	1.0%	25.5%	2A	248	556 Grosvenor	12 Jul 2024	\$1,607,500	\$1,128,800	\$1,332,000	18.0%	20.7%	3CD
240	234 Metcalfe	25 Mar 2024	\$1,800,000	\$1,922,100	\$1,941,300	1.0%	-7.3%	2A	248	520-22 Grosvenor, 60%	03 Apr 2024	\$1,028,000	\$1,015,140	\$1,015,140	0.0%	1.3%	SH-2B
240	258 Metcalfe	07 Nov 2024	\$1,640,000	\$1,793,700	\$1,811,600	1.0%	-9.5%	2A	249	28 Arlington	13 Dec 2024	\$2,275,000	\$1,798,200	\$1,798,200	0.0%	26.5%	2A
240	259 Metcalfe	16 Sep 2024	\$1,825,000	\$2,050,100	\$2,070,600	1.0%	-11.9%	2A	249	158 Côte St. Antoine	14 Oct 2024	\$2,300,000	\$2,206,500	\$2,206,500	0.0%	4.2%	2A
240	349 Olivier	05 Dec 2024	\$3,800,000	\$2,790,800	\$2,818,700	1.0%	34.8%	2A	249	318 Côte St. Antoine	29 Aug 2024	\$2,000,000	\$2,225,900	\$2,225,900	0.0%	-10.1%	2A
240	381 Olivier	17 Jun 2024	\$1,800,000	\$1,600,000	\$1,616,000	1.0%	11.4%	2A	249	427 Lansdowne	20 Nov 2024	\$2,025,000	\$1,895,100	\$1,895,100	0.0%	6.9%	2A
240	4215 de Maisonneuve #4	27 Aug 2024	\$524,000	\$474,000	\$521,400	10.0%	0.5%	3CA	249	434 Lansdowne	08 Feb 2024	\$1,950,000	\$1,975,000	\$1,975,000	0.0%	-1.3%	2A
240	4500 de Maisonneuve #32	15 Oct 2024	\$572,000	\$518,700	\$570,600	10.0%	0.2%	3CA	249	471 Lansdowne	02 Dec 2024	\$1,985,000	\$2,214,600	\$2,214,600	0.0%	-10.4%	2A
240	231-33 Melville, 55%	05 Jul 2024	\$850,000	\$898,535	\$916,520	2.0%	-7.3%	SH-2B	249	422 Mount Stephen	25 Sep 2024	\$2,200,000	\$2,200,000	\$2,200,000	0.0%	0.0%	2A
240	388 Olivier, 10.382%	08 Jul 2024	\$875,000	\$1,057,116	\$1,103,482	4.4%	-20.7%	SH-3A	249	465 Roslyn	21 May 2024	\$6,860,000	\$4,447,500	\$4,447,500	0.0%	54.2%	2A
240	388 Olivier, 7.257%	15 Mar 2024	\$720,000	\$738,922	\$771,332	4.4%	-6.7%	SH-3A	249	482 Roslyn	17 Dec 2024	\$5,000,000	\$6,053,800	\$6,053,800	0.0%	-17.4%	2A
241	347 Kensington	21 Jun 2024	\$1,825,000	\$2,235,100	\$2,257,500	1.0%	-19.2%	2A	249	540 Roslyn	15 Jul 2024	\$4,765,000	\$5,121,700	\$5,121,700	0.0%	-7.0%	2A
241	338 Metcalfe	04 Oct 2024	\$1,790,000	\$1,903,500	\$1,922,500	1.0%	-6.9%	2A	249	34 Springfield	01 Nov 2024	\$1,700,000	\$1,274,900	\$1,274,900	0.0%	33.3%	2A
241	312-12A Kensington	30 Aug 2024	\$2,620,000	\$2,451,400	\$2,500,400	2.0%	4.8%	2B	249	482 Strathcona	18 Sep 2024	\$1,755,000	\$1,665,400	\$1,665,400	0.0%	5.4%	2A
243	116 Abbott	31 May 2024	\$900,000	\$1,160,000	\$1,160,000	0.0%	-22.4%	2A	249	505-07 Roslyn	20 Mar 2024	\$2,488,000	\$2,969,700	\$2,969,700	0.0%	-16.2%	2B
243	104 Irvine	07 Sep 2024	\$955,000	\$1,183,000	\$1,183,000	0.0%	-19.3%	2A	250	433 Wood	18 Dec 2024	\$1,825,000	\$1,572,700	\$1,745,700	11.0%	4.5%	2A
243	117 Lewis	30 Sep 2024	\$1,150,000	\$1,093,700	\$1,093,700	0.0%	5.1%	2A	251	428 Elm	19 Aug 2024	\$1,860,000	\$1,700,400	\$1,887,400	11.0%	-1.5%	2A
244	12 Burton	12 Nov 2024	\$1,655,000	\$1,232,000	\$1,416,800	15.0%	16.8%	2A	251	444 Elm	05 Jun 2024	\$2,280,000	\$2,207,600	\$2,450,400	11.0%	-7.0%	2A
244	33 Burton	19 Apr 2024	\$700,000	\$1,003,200	\$1,153,700	15.0%	-39.3%	2A	251	483 Elm	31 Jan 2024	\$2,737,500	\$2,178,400	\$2,418,000	11.0%	13.2%	2A
244	36 Burton	02 Jul 2024	\$1,200,000	\$1,094,800	\$1,259,000	15.0%	-4.7%	2A	251	77 Holton	01 May 2024	\$1,995,000	\$1,545,900	\$1,715,900	11.0%	16.3%	2A
244	40 Burton	08 Nov 2024	\$1,345,000	\$1,184,100	\$1,361,700	15.0%	-1.2%	2A	251	461 Elm, 53%	01 Feb 2024	\$1,075,000	\$824,680	\$824,680	0.0%	30.4%	SH-2B
244	4933 de Maisonneuve	03 Apr 2024	\$1,290,000	\$1,361,500	\$1,565,700	15.0%	-17.6%	2A	252	3245 Cedar	15 May 2024	\$2,190,000	\$2,415,100	\$2,680,800	11.0%	-18.3%	2A
244	36 Somerville	01 Nov 2024	\$2,480,000	\$1,891,400	\$2,175,100	15.0%	14.0%	2A	252	60 Delavigne	24 May 2024	\$2,500,000	\$3,571,300	\$3,964,100	11.0%	-36.9%	2A
244	84-88 Somerville, 33%	30 Sep 2024	\$515,000	\$545,567	\$545,567	0.0%	-5.6%	SH-2C	252	4302 Montrose	05 Aug 2024	\$9,000,000	\$5,598,100	\$6,213,900	11.0%	44.8%	2A
246	21 Anwoth	03 Apr 2024	\$2,190,000	\$2,044,500	\$2,208,100	8.0%	-0.8%	2A	252	530 Mount Pleasant	18 Jul 2024	\$2,875,000	\$2,466,700	\$2,738,000	11.0%	5.0%	2A
246	429 Argyle	31 Jul 2024	\$3,625,000	\$2,800,000	\$3,024,000	8.0%	19.9%	2A	252	497 Mountain	19 Jun 2024	\$2,525,000	\$2,376,000	\$2,637,400	11.0%	-4.3%	2A
246	489 Argyle	01 May 2024	\$1,700,000	\$1,770,900	\$1,912,600	8.0%	-11.1%	2A	252	22 Ramezay	07 Oct 2024	\$3,200,000	\$3,054,100	\$3,390,100	11.0%	-5.6%	2A
246	520 Argyle	19 Apr 2024	\$2,280,000	\$2,727,600	\$2,945,800	8.0%	-22.6%	2A	253	646 Belmont	17 Jan 2024	\$1,400,000	\$2,050,000	\$2,193,500	7.0%	-36.2%	2A
246	540 Argyle	31 May 2024	\$7,500,000	\$6,600,000	\$7,128,000	8.0%	5.2%	2A	253	657 Belmont	17 Oct 2024	\$3,100,000	\$2,523,700	\$2,700,400	7.0%	14.8%	2A
246	597 Argyle	26 Apr 2024	\$3,200,000	\$2,563,200	\$2,768,300	8.0%	15.6%	2A	253	637 Carleton	03 May 2024	\$4,200,000	\$4,840,000	\$5,178,800	7.0%	-18.9%	2A
246	403 Clarke	13 Dec 2024	\$1,600,000	\$2,592,000	\$2,799,400	8.0%	-42.8%	2A	253	38 Church Hill	30 May 2024	\$1,700,000	\$2,374,100	\$2,540,300	7.0%	-33.1%	2A
246	409 Clarke	31 May 2024	\$2,660,000	\$2,215,000	\$2,392,200	8.0%	11.2%	2A	253	42 Church Hill	22 Oct 2024	\$2,630,500	\$2,338,300	\$2,502,000	7.0%	5.1%	2A
246	442 Clarke	30 Sep 2024	\$2,000,000	\$1,803,100	\$1,947,300	8.0%	2.7%	2A	253	64 Forden Crescent	11 Mar 2024	\$4,200,000	\$4,280,500	\$4,580,100	7.0%	-8.3%	2A
246	460 Clarke	17 Jun 2024	\$2,380,000	\$2,587,100	\$2,794,100	8.0%	-14.8%	2A	253	4373 Montrose	21 Jun 2024	\$1,689,000	\$1,648,200	\$1,763,600	7.0%	-4.2%	2A
246	4339 Montrose	12 Dec 2024	\$2,171,000	\$1,857,900	\$2,006,500	8.0%	8.2%	2A	253	4400 Montrose	02 Jul 2024	\$4,200,000	\$2,334,800	\$2,498,200	7.0%	68.1%	2A
246	4350 Montrose	29 Nov 2024	\$3,550,000	\$2,836,800	\$3,063,700	8.0%	15.9%	2A	253	626 Murray Hill	19 Apr 2024	\$1,612,500	\$1,921,100	\$2,100,200	9.3%	-23.2%	2A
246	468 Mountain	03 Oct 2024	\$2,387,000	\$2,275,900	\$2,458,000	8.0%	-2.9%	2A	253	627 Murray Hill	26 Apr 2024	\$1,720,000	\$2,119,100	\$2,267,400	7.0%	-24.1%	2A
246	24 Thornhill	21 Jun 2024	\$1,795,000	\$1,816,500	\$1,961,800	8.0%	-8.5%	2A	253	642 Murray Hill	20 Jun 2024	\$2,590,000	\$1,874,800	\$2,006,000	7.0%	29.1%	2A
246	4332 Westmount Ave.	15 Oct 2024	\$7,500,000	\$6,308,300	\$6,813,000	8.0%	10.1%	2	253	656 Murray Hill	05 Jul 2024	\$3,280,000	\$2,383,200	\$2,550,000	7.0%	28.6%	2A
247	51 Chesterfield	06 Jun 2024	\$1,241,000	\$1,381,400	\$1,381,400	0.0%	-10.2%	2A	253	29 Renfrew	09 Jan 2024	\$1,575,000	\$1,742,400	\$1,864,400	7.0%	-15.5%	2A
247	82 Chesterfield	24 Apr 2024	\$1,240,000	\$1,633,300	\$1,633,300	0.0%	-24.1%	2A	253	3 Church Hill	09 Sep 2024	\$1,230,000	\$1,088,900	\$1,230,500	13.0%	-0.0%	3CD
247	345 Prince Albert	23 Aug 2024	\$3,000,000	\$1,868,900	\$1,868,900	0.0%	60.5%	2A	254	636 Lansdowne	03 Dec 2024	\$2,900,000	\$2,519,000	\$2,519,000	0.0%	15.1%	2A
247	473 Prince Albert	11 Jun 2024	\$1,780,000	\$1,720,600	\$1,720,600	0.0%	3.5%	2A	254	659 Lansdowne	20 Mar 2024	\$1,700,000	\$1,791,500	\$1,791,500	0.0%	-5.1%	2A
247	485 Prince Albert	14 Feb 2024	\$1,385,000	\$1,530,600	\$1,530,600	0.0%	-9.5%	2A	254	579 Roslyn	15 Aug 2024	\$4,550,000	\$4,769,000	\$4,769,000	0.0%	-4.6%	2A
247	547 Prince Albert	13 Dec 2024	\$1,750,000	\$1,783,500	\$1,783,500	0.0%	-1.9%	2A	254	613 Roslyn	21 Jun 2024	\$2,710,000	\$2,323,400	\$2,323,400	0.0%	16.6%	2A
247	551 Prince Albert	17 Apr 2024	\$1,687,500	\$1,711,300	\$1,711,300	0.0%	-1.4%	2A	254	639 Roslyn	12 Feb 2024	\$2,260,000	\$3,000,000	\$3,000,000	0.0%	-24.7%	2A
247	9 St. George's Place	28 Oct 2024	\$1,820,000	\$1,774,400	\$1,774,400	0.0%	2.6%	2A	255	564 Claremont	14 Nov 2024	\$2,087,500	\$1,977,100	\$2,115,500	7.0%	-1.3%	2A
247	16 St. George's Place	05 Dec 2024	\$2,075,000	\$2,086,400	\$2,086,400	0.0%	-0.5%	2A	255	621 Côte St. Antoine	06 Dec 2024	\$2,350,000	\$2,206,100	\$2,360,500	7.0%	-0.4%	2A

Location Code	Address	Reg. Date	Sale Price	2023 val	2026 val	23V-26V±%	Price: 26V	Class	Location Code	Address	Reg. Date	Sale Price	2023 val	2026 val	23V-26V±%	Price: 26V	Class
255	25 Willow	29 Jul 2024	\$2,370,000	\$2,189,100	\$2,342,300	7.0%	1.2%	2A	282	1 Wood # 210	02 Aug 2024	\$654,000	\$577,400	\$600,500	4.0%	8.9%	3CA
256	639 Grosvenor	10 Dec 2024	\$2,920,000	\$2,241,000	\$2,666,800	19.0%	9.5%	2A	282	1 Wood # 309	26 Apr 2024	\$780,000	\$913,600	\$950,100	4.0%	-17.9%	3CA
256	669 Grosvenor	12 Jul 2024	\$2,425,000	\$2,194,800	\$2,611,800	19.0%	-7.2%	2A	282	1 Wood # 501	20 Jun 2024	\$1,950,000	\$2,189,500	\$2,277,100	4.0%	-14.4%	3CA
256	609 Victoria	26 Jun 2024	\$2,700,000	\$2,239,200	\$2,664,600	19.0%	1.3%	2A	282	1 Wood # 603	10 Sep 2024	\$1,750,000	\$1,939,800	\$2,017,400	4.0%	-13.3%	3CA
256	613 Victoria	14 Jun 2024	\$2,650,000	\$2,399,700	\$2,855,600	19.0%	-7.2%	2A	282	1 Wood #1401	20 Nov 2024	\$2,309,059	\$2,800,000	\$2,912,000	4.0%	-20.7%	3CA
256	656 Victoria	08 Nov 2024	\$2,175,000	\$1,857,700	\$2,210,700	19.0%	-1.6%	2A	282	1 Wood #1401	21 Nov 2024	\$3,325,000	\$2,800,000	\$2,912,000	4.0%	14.2%	3CA
256	662-64 Victoria	31 Oct 2024	\$4,300,000	\$3,397,700	\$4,043,300	19.0%	6.3%	2A+	282	1 Wood #2201	01 Mar 2024	\$5,500,000	\$6,590,600	\$6,854,200	4.0%	-19.8%	3CA
257	3243 The Boulevard	08 Jul 2024	\$8,340,000	\$5,137,100	\$5,239,800	2.0%	59.2%	2A	282	4055 St. Catherine #142	03 Jul 2024	\$508,000	\$213,100	\$242,900	14.0%	109.1%	3CC
257	3781 The Boulevard	30 Oct 2024	\$3,700,000	\$3,544,500	\$3,615,400	2.0%	2.3%	2A	282	4055 St. Catherine #152	09 Jan 2024	\$110,000	\$65,000	\$74,100	14.0%	48.4%	3CC
258	55 Belvedere	16 Oct 2024	\$4,980,000	\$5,936,900	\$6,055,600	2.0%	-17.8%	2A	282	4055 St. Catherine #156	15 May 2024	\$285,000	\$208,500	\$237,700	14.0%	19.9%	3CC
258	9 Braeside	19 Dec 2024	\$17,000,000	\$14,226,100	\$14,510,600	2.0%	17.2%	2A	282	4071-75 St. Catherine	10 Dec 2024	\$1,485,000	\$1,430,300	\$1,630,500	14.0%	-8.9%	3CC
258	215 Edgehill	08 Nov 2024	\$3,755,000	\$5,249,600	\$5,354,600	2.0%	-29.9%	2A	284	4855 de Maisonneuve #204	20 Aug 2024	\$545,000	\$416,000	\$428,500	3.0%	27.2%	3CA
258	1 Malcoln	18 Jul 2024	\$5,990,000	\$3,646,200	\$3,719,100	2.0%	61.1%	2A	285	205 Victoria #101	14 Aug 2024	\$760,000	\$694,100	\$763,500	10.0%	-0.5%	3CA
258	54 Summit Circle	17 Apr 2024	\$3,175,000	\$4,132,100	\$4,214,700	2.0%	-24.7%	2A	285	10 York #103	01 Oct 2024	\$570,000	\$535,400	\$567,500	6.0%	0.4%	3CA
258	56 Sunnyside	28 Aug 2024	\$5,500,000	\$4,508,400	\$4,598,600	2.0%	19.6%	2A	287	417 Claremont/							
259	789 Upper Belmont	21 Jun 2024	\$2,250,000	\$2,329,200	\$2,375,800	2.0%	-5.3%	2A		4945 Sherbrooke	21 Jun 2024	\$850,000	\$1,885,100	\$2,073,600	10.0%	-59.0%	4B
259	716 Upper Roslyn	23 Sep 2024	\$2,293,000	\$1,870,700	\$1,908,100	2.0%	20.2%	2A	287	4873-73A Sherbrooke	21 Jun 2024	\$850,000	\$1,764,100	\$1,940,500	10.0%	-56.2%	4B
259	727 Upper Roslyn	09 Sep 2024	\$2,300,000	\$2,092,300	\$2,134,100	2.0%	7.8%	2A	291	4769 Sherbrooke	01 Oct 2024	\$3,750,000	\$2,543,700	\$3,700,000	45.5%	1.4%	2A
259	82 Sunnyside	30 Sep 2024	\$1,150,000	\$1,067,900	\$1,089,300	2.0%	5.6%	2A	291	4569 Sherbrooke	11 Dec 2024	\$1,575,000	\$1,600,000	\$1,632,000	2.0%	-3.5%	2B
259	89 Sunnyside	03 Jun 2024	\$2,415,000	\$2,003,300	\$2,043,400	2.0%	18.2%	2A	291	4493 Sherbrooke	23 Jun 2024	\$1,150,000	\$982,400	\$1,080,600	10.0%	6.4%	4E
259	109 Sunnyside	14 Nov 2024	\$1,830,000	\$1,764,000	\$1,799,300	2.0%	1.7%	2A	291	376 Redfern # 2	08 Apr 2024	\$435,000	\$311,995	\$324,475	4.0%	34.1%	SH-3A
260	115 Sunnyside	25 Oct 2024	\$2,290,000	\$2,176,900	\$2,220,400	2.0%	3.1%	2A	291	376 Redfern #10	01 Apr 2024	\$565,000	\$364,405	\$378,981	4.0%	49.1%	SH-3A
262	4840 de Maisonneuve	08 Mar 2024	\$1,125,000	\$1,405,400	\$1,545,900	10.0%	-27.2%	2A	291	376 Redfern #12	24 Apr 2024	\$610,000	\$429,233	\$446,400	4.0%	36.6%	SH-3A
262	337 Grosvenor	09 Dec 2024	\$2,195,000	\$1,971,900	\$2,169,100	10.0%	1.2%	2A	291	376 Redfern #33	24 May 2024	\$460,000	\$323,198	\$336,125	4.0%	36.9%	SH-3A
262	339 Grosvenor	04 Sep 2024	\$1,375,000	\$1,697,900	\$1,867,700	10.0%	-26.4%	2A	297	328 Victoria	29 Oct 2024	\$1,500,000	\$1,500,000	\$1,650,000	10.0%	-9.1%	4E
262	366 Grosvenor	02 Dec 2024	\$1,590,000	\$1,386,300	\$1,524,900	10.0%	4.3%	2A	6,123	11 Hillside #114	18 Jul 2024	\$420,000	\$377,100	\$418,600	11.0%	0.3%	3CA
262	373 Grosvenor	16 Sep 2024	\$1,702,373	\$1,622,100	\$1,784,300	10.0%	-4.6%	2A	6,255	215 Redfern #202	15 Aug 2024	\$1,950,000	\$1,994,600	\$2,194,100	10.0%	-11.1%	3CA
262	322 Roslyn	02 Aug 2024	\$1,745,000	\$2,011,600	\$2,212,800	10.0%	-21.1%	2A	6,255	215 Redfern #207	05 Sep 2024	\$1,025,000	\$806,800	\$887,500	10.0%	15.5%	3CA
265	775 Lexington	28 Mar 2024	\$16,750,000	\$10,997,400	\$11,217,300	2.0%	49.3%	2A	6,255	215 Redfern #210	16 Dec 2024	\$2,214,000	\$2,034,600	\$2,238,100	10.0%	-1.1%	3CA
265	807 Lexington	02 Dec 2024	\$3,400,000	\$3,928,500	\$4,007,100	2.0%	-15.2%	2A	6,273	175 Metcalfe #210	01 May 2024	\$870,000	\$794,700	\$794,700	0.0%	9.5%	3CA
265	50 Oakland	22 Nov 2024	\$5,400,000	\$5,598,500	\$5,710,500	2.0%	-5.4%	2A	6,273	175 Metcalfe #505	13 Sep 2024	\$1,300,000	\$1,444,500	\$1,444,500	0.0%	-10.0%	3CA
265	44 Roxborough	23 Aug 2024	\$3,000,000	\$3,075,600	\$3,137,100	2.0%	-4.4%	2A	6,274	228 Prince Albert	11 Dec 2024	\$1,550,000	\$1,494,300	\$1,494,300	0.0%	3.7%	2A
265	64 Summit Crescent	28 Aug 2024	\$4,400,000	\$5,675,000	\$5,788,500	2.0%	-24.0%	2A	6,274	4821 St. Catherine	24 Oct 2024	\$620,000	\$522,600	\$585,300	12.0%	5.9%	3CD
265	74 Summit Crescent	16 Aug 2024	\$3,500,000	\$3,984,300	\$4,064,000	2.0%	-13.9%	2A	6,274	4854 St. Catherine	12 Jul 2024	\$1,045,000	\$972,400	\$1,001,600	3.0%	4.3%	3CH
267	1299-03 Greene	10 May 2024	\$16,000,000	\$9,150,000	\$13,000,000	42.1%	23.1%	4B	6,274	4862 St. Catherine	14 Mar 2024	\$1,021,250	\$1,032,200	\$1,063,200	3.0%	-3.9%	3CH
267	1365-69 Greene	21 Nov 2024	\$6,800,000	\$4,019,700	\$4,421,700	10.0%	53.8%	4E									
272	295 Victoria #403	31 Oct 2024	\$962,000	\$1,087,800	\$1,120,400	3.0%	-14.1%	3CA									
273	4476 St. Catherine #304	12 Nov 2024	\$820,000	\$875,400	\$822,900	-6.0%	-0.4%	3CA									
274	4216 de Maisonneuve #101	06 Dec 2024	\$588,000	\$682,900	\$641,900	-6.0%	-8.4%	3CA									
276	399 Clarke #4D	07 Nov 2024	\$765,000	\$792,000	\$815,800	3.0%	-6.2%	3CA									
278	4410 St. Catherine #3D	10 Jun 2024	\$640,000	\$682,600	\$682,600	0.0%	-6.2%	3CA									
278	4410 St. Catherine #4E	06 Mar 2024	\$590,500	\$672,000	\$672,000	0.0%	-12.1%	3CA									
278	4410 St. Catherine #6D	18 Dec 2024	\$920,000	\$781,600	\$781,600	0.0%	17.7%	3CA									
278	4420 St. Catherine #s 1 & 2	20 Jun 2024	\$3,000,000	\$2,719,600	\$3,100,300	14.0%	-3.2%	3CCx2									
279	4700 St. Catherine #304	25 Jun 2024	\$989,000	\$1,000,900	\$1,040,900	4.0%	-5.0%	3CA									
279	4700 St. Catherine #311	28 Aug 2024	\$1,350,000	\$1,036,100	\$1,077,500	4.0%	25.3%	3CA									
279	4700 St. Catherine #314	27 Mar 2024	\$1,925,000	\$1,544,700	\$1,606,500	4.0%	19.8%	3CA									
279	4700 St. Catherine #509	05 Sep 2024	\$850,000	\$839,800	\$873,400	4.0%	-2.7%	3CA									
279	4700 St. Catherine #512	14 Nov 2024	\$1,700,000	\$1,672,400	\$1,739,300	4.0%	-2.3%	3CA									
279	4700 St. Catherine #704	10 Apr 2024	\$1,046,000	\$1,251,700	\$1,400,000	11.8%	-25.3%	3CA									
279	4700 St. Catherine #711	16 Dec 2024	\$1,000,000	\$1,127,100	\$1,172,200	4.0%	-14.7%	3CA									
280	4175 St. Catherine # 302	18 Jun 2024	\$1,725,000	\$1,308,900	\$1,596,900	22.0%	8.0%	3CA									
280	4175 St. Catherine #1704	20 Sep 2024	\$2,700,000	\$2,048,800	\$2,499,500	22.0%	8.0%	3CA									
280	4175 St. Catherine #2102	05 Jun 2024	\$4,600,000	\$3,745,700	\$4,569,800	22.0%	0.7%	3CA									
281	200 Lansdowne #303	25 Apr 2024	\$672,000	\$599,200	\$623,200	4.0%	7.8%	3CA									
281	200 Lansdowne #501	04 Nov 2024	\$1,090,000	\$1,068,000	\$1,110,700	4.0%	-1.9%	3CA									
281	200 Lansdowne #706	25 Jun 2024	\$1,100,000	\$1,083,400	\$1,126,700	4.0%	-2.4%	3CA									
281	200 Lansdowne #803	20 Dec 2024	\$1,150,000	\$1,127,300	\$1,127,300	0.0%	2.0%	3CA									

Codes for class of property:

2A: Single family

2B: Duplex

2C: Triplex

2D: Four to seven dwellings

3A: Apartment building

3B: Apartment building with commercial

3CA: Condominium apartment

3CD: Duplex- or triplex-type condominium

3CC: Commercial condominium

3CH: Townhouse condominium

4A: Commercial with upstairs residence

4B: Commercial with upstairs office

4E: Retail commercial or office

SH-: Share of building

Note: Valuations for shares of buildings include only the percentage of the property's full valuation.

List of Local Codes

In an effort to give most readers an idea of what to expect in the new valuation roll, we offer a brief description of the Location Codes, along with a summary of the changes

in valuation for most of the residential (and some commercial) properties. In the smaller zones, we have tested the change in valuation with other properties of the same class.

236: St. Antoine Street, 15% increase for duplex-type condominiums, 0% increase for triplexes and fourplexes.

237: South of Dorchester, including Bruce, Columbia, Greene, Prospect, Stayner, Clandeboye, 5% increase for single family, 2% for duplexes, 15% for condominiums, 0% for the 19 Stayner apartment building.

239: Elm and Wood Aves. below Sherbrooke St., 9% decrease for single-family.

240: West of Greene Ave. to Clarke Ave., then de Maisonneuve Blvd. to Westmount Park and all the streets between de Maisonneuve and St. Catherine: 1% increase for single-family, 2% for duplexes and shares of duplexes, 10 to 15% for condominiums, 4% to 4.4% for co-op apartments at 388 Olivier Ave.

241: West of Clarke to Westmount Park, Sherbrooke St. to de Maisonneuve Blvd., Kitchener, Kensington, Redfern and Metcalfe: 1% increase for single-family dwellings, 2% for duplexes.

243: Below St. Catherine between Dorchester and Glen Rd., Abbott, Irvine, Lewis, Blenheim, Hillside, Riverview: 0% increase for single-family dwellings, 3% for the new condominium townhouses on Hillside at Metcalfe.

244: Victoria Village, including Burton, de Maisonneuve west of Victoria, Somerville, Winchester: 15% increase for single-family, 2% for duplexes, 0% for the triplex at 84-88 Somerville.

246: Anwoth, Argyle, Clarke to The Boulevard, beginning of Côte St. Antoine, Grove Park, Montrose from Clarke Ave. to Argyle Ave., Mountain, Sherbrooke, Thornhill, east section of Westmount Ave.: 8% for single-family dwellings.

247: Chesterfield, part of Côte St. Antoine, Prince Albert north of Sherbrooke, St. George's Place, Windsor, Claremont: 0% for single-family dwellings, 5% for triplex-type condominiums on Claremont.

248: Part of Côte St. Antoine, Grosvenor and Victoria between Sherbrooke St. and Westmount Ave., Westmount Ave.: 0% for single-family, duplexes and triplexes, 18% for duplex-type condominiums.

249: Arlington, Strathcona, Mount Stephen, Springfield, Lansdowne and Roslyn Aves. between Sherbrooke St. and Côte St. Antoine Rd and King George (Murray) Park: 0% for single-family and duplexes.

250: "Priests' farm" including Barat, de Casson, Holton east of Wood Ave., the east side Wood Ave.: 11% increase for single-family.

251: Elm Ave. and the west side of Wood Ave. north of Sherbrooke, Holton west Wood, 11% increase for most single-family, 0% for duplexes.

252: East section of The Boulevard, Cedar Ave., Delavigne, Montrose east of Clarke Ave., Ramezay Rd., Rosemount Ave., Severn Ave, Mount Pleasant and Mountain Aves.: 11% for single-family dwellings.

253: Belmont, Murray Hill, Douglas, Renfrew, Grenville, Carleton, Sydenham, Forden and Forden Crescent, Murray, Church Hill, corresponding parts of Westmount Ave.: 7% for single-family with some notable individual revisions.

254: Lansdowne And Roslyn Aves. between Westmount Ave. and The Boulevard: 0% increase for single-family dwellings.

256: Grosvenor and Victoria Aves. between Westmount Ave. and The Boulevard, corresponding addresses on The Boulevard and Westmount Ave.: 19% increase for single-family dwellings.

257: The Boulevard from Braeside Place to Belmont Ave.: 2% increase for single-family dwellings.

258: Belvedere Road, Place and Circle, Malcolm Rd., upper reaches of Clarke Ave., Bellevue and Upper Bellevue Aves., Edgehill Rd., Summit Circle ,

Sunnyside Ave. east of Lexington: 2% increase for single-family dwellings with numerous exceptions.

259: Upper Belmont, Upper Roslyn, Upper Lansdowne Aves., intervening addresses on Sunnyside Ave., Belfrage Rd., Lansdowne Ridge: 2% increase on single-family dwellings.

260: Grosvenor and Victoria Aves. above The Boulevard and Sunnyside between them: 2% increase for single-family dwellings.

262: Grosvenor, Roslyn and Lansdowne Ave. between de Maisonneuve Blvd. and Sherbrooke St., intervening part of de Maisonneuve Blvd: 10% increase for single-family dwellings, 12% for townhouse-type condominiums, 2% for duplexes.

265: Lexington, Summit Crescent, Roxborough, Surrey Gardens, Oakland, Shorncliffe, Gordon Crescent: 2% increase for single-family dwellings.

267: Commercial buildings on Greene Ave.: most have a 10% increase.

287 & 297: Commercial buildings on Sherbrooke St/Claremont Ave., Victoria Ave.: most have a 10% increase.

291: Sherbrooke St. from City Hall to Lansdowne Ave. and 376 Redfern (co-op apartments): 2% for single-family and duplexes, 10% for commercial, 4% for apartment buildings.

296: St. Catherine St. between Metcalfe and the Westmount Recreation Centre, Park Place, Metcalfe below St. Catherine: 2% for single-family, 4% for small apartment buildings.

308: Weredale Park, east end of Dorchester: 2% increase for single-family, 3% increase for condominium townhouses.

6274: Southwest corner including Prince Albert, York and St. Catherine Sts.: 0% for single-family, 3% for condominium townhouses (in front of Westmount Railway Station), 12 to 15% for duplex-type condominiums.

CONDO BUILDINGS

272: 295 Victoria: 3% increase.

273: 4476 St. Catherine: 6% decrease.

274: 267 Olivier/4216 St. Catherine, 6% decrease.

275: 12 Park Place, 12% increase.

276: 399 Clarke: 3% increase.

277: 285 Clarke: 12% increase.

278: 4410 St. Catherine (apartments): 0% increase 4420 St. Catherine (commercial floors), 14% increase.

279: 4700 St. Catherine: 4% increase with exceptions.

280: 4175 St. Catherine: 22% increase.

281: 200 Lansdowne: 4% increase.

282: 1 Wood, residential condominiums: 4%, commercial condos (including 4055 and 4071-75 St. Catherine): 14% increase.

283: 4160 Sherbrooke: 3% increase.

284: 4855 de Maisonneuve: 3% increase.

285: 205 Victoria: 10% increase

10 York, 6% increase.

303: 4410 Côte des Neiges, 12% increase.

6123: 11 Hillside, 11% increase.

6255: 215 Redfern, 10% increase.

6273: 175 Metcalfe, 0% increase.

Map of 'Local Codes' used by city of Montreal for property roll valuation purposes

We do not know exactly where the borders between Local Codes are, but we include this generic city of Westmount map, with the rough location of Local Codes added by columnist Andy Dodge, for **directional guidance**. Readers are advised to use it as a rough guide only and to do their own homework on actual government sites.

