

Centris No. 25191736 (Active)

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\$725,000

13136 Rue Aragon
Montréal (Pierrefonds-Roxboro)
H9A 1C7
Region Montréal
Neighbourhood Pierrefonds/Central East
Near Rue Greenwood
Body of Water

Property Type	Bungalow	Year Built	1964
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size		File Number	
Lot Area	852.1 sqm	Occupancy	30 days PP/PR Accepted
Cadastre	1370144	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$5,011 (2026)	Common Exp.	
Lot	\$380,300	School	\$663 (2026)	Electricity	
Building	\$427,100	Infrastructure		Oil	
		Water		Gas	
Total	\$807,400 (89.79%)	Total	\$5,674	Total	

Room(s) and Additional Space(s)				
No. of Rooms	15	No. of Bedrooms (above ground + basement)	3+3	No. of Bathrooms and Powder Rooms 2+1
Level	Room	Size	Floor Covering	Additional Information
GF	Living room	4.32 X 6.02 m	Vinyl	
GF	Dining room	2.87 X 6.02 m	vinyl	
GF	Kitchen	3.96 X 5.92 m	vinyl	
GF	Bedroom	3.89 X 4.45 m	vinyl	
GF	Bedroom	3.1 X 3.68 m	Vinyl	
GF	Bedroom	2.74 X 3.05 m	vinyl	
GF	Powder room	2.16 X 1.55 m	Ceramic	
GF	Bathroom	3.89 X 1.8 m	Ceramic	
BA1	Playroom	7.52 X 8.74 m	Concrete	
BA1	Bedroom	3.61 X 4.55 m	Concrete	
BA1	Bedroom	3.58 X 4.27 m	Concrete	
BA1	Bedroom	3.3 X 3.15 m	Concrete	
BA1	Bathroom	1.5 X 2.54 m	Concrete	
BA1	Storage	1.78 X 1.75 m	Concrete	
BA1	Furnace	1.8 X 2.59 m	Concrete	
Additional Space			Size	
Garage			3.18 X 6.68 m	

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$16)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing		Parkg (total)	Driveway (4), Garage (1)
Siding		Driveway	Asphalt
Windows		Garage	Attached, Built-in, Single width
Window Type		Carport	
Energy/Heating	Natural gas	Lot	Fenced
Heating System	Forced air	Topography	
Basement	6 feet and more, Outdoor entrance, Partially finished	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove		Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	Adapted entrance, Exterior access ramp, Adapted bathroom
Pets			

Inclusions

Exclusions

Remarks

Offering generous living space and plenty of possibilities, this 3+3 bedroom, 2+1 bathroom home has undergone numerous improvements, including a new roof (2024), central heat pump (2025), updated windows, kitchen, bathrooms, flooring and plumbing, along with spray foam insulation in the basement. Previously adapted for adults with special needs, the home features certain modifications and offers an opportunity to personalize the space to your taste. With spacious rooms, a garage and a large backyard, it's a wonderful option for a growing family. Located on a quiet street in Pierrefonds, close to amenities, schools and public transit.

Addendum

Due to the nature of the property and its previous use, it was exempt from municipal and school taxes. The amounts indicated were obtained from JLR (land registry records) and are provided for information purposes only. The actual tax amounts remain to be confirmed.

Sale with exclusion(s) of legal warranty : The sale is made without legal warranty as to quality and at the risk and peril of the buyer

Seller's Declaration Yes SD-08022

Source

ROYAL LEPAGE VILLAGE, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises.