



Anthony Gentile, Residential Real Estate Broker
M IMMOBILIER
 Real Estate Agency
 1451, rue Drummond
 Montréal (QC) H3G 1W3
<http://www.mmontreal.com>

438-825-2569 / 514-545-2545

anthony@sellingmtl.com



Centris No. 9459444 (Active)



\$2,250,000

14621 Boul. Gouin O.
Montréal (Pierrefonds-Roxboro)
H9H 1A9

Region Montréal
Neighbourhood Pierrefonds/Central West
Near St-Jean
Body of Water Riviere des Prairies

Property Type	Two or more storey	Year Built	2002
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	64.1 X 40.3 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2013)
Lot Size	120.1 X 184.10 ft irr	File Number	
Lot Area	17,473.05 sqft	Occupancy	60 days PP/PR Accepted
Cadastre	1841885	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$9,107 (2023)	Common Exp.	
Lot	\$978,900	School	\$1,077 (2023)	Electricity	
Building	\$518,800	Infrastructure		Oil	
		Water		Gas	
Total	\$1,497,700 (150.23%)	Total	\$10,184	Total	

Room(s) and Additional Space(s)					
No. of Rooms	23	No. of Bedrooms (above ground + basement)	4+1	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Vestibule	8.5 X 7.7 ft	Ceramic	2 closets	
GF	Family room	13.8 X 15 ft	Wood		
GF	Dining room	13.8 X 14.10 ft	Wood		
GF	Hall	13 X 16.2 ft	Wood		
GF	Kitchen	13.6 X 11.10 ft	Ceramic	appliances included	
GF	Dinette	13 X 14.6 ft irr	Wood		
GF	Living room	17.8 X 17.8 ft	Wood	Fireplace-Stove.	
GF	Powder room	6.7 X 5.7 ft	Ceramic		
GF	Laundry room	8.10 X 6.9 ft	Ceramic	washer and dryer included	
2	Primary bedroom	27.3 X 16.9 ft irr	Wood	Fireplace-Stove. walk-in closet; ensuite bath	
2	Bathroom	13 X 9.1 ft	Ceramic	jacuzzi, two sinks and shower	

2	Walk-in closet	8.10 X 4 ft	Wood	custom closet
2	Bedroom	13.10 X 11.7 ft	Wood	
2	Bedroom	13.10 X 12.8 ft	Wood	
2	Bedroom	13.11 X 12.7 ft	Wood	walk-in closet
2	Office	13 X 11.4 ft	Wood	potential to be 6th bedroom
2	Bathroom	10.3 X 8 ft	Ceramic	
BA1	Playroom	28.10 X 12.11 ft	Laminate floor	
BA1	Gym	18.4 X 13.6 ft	Laminate floor	gym equipment included
BA1	Bathroom	12.7 X 8.8 ft	Ceramic	
BA1	Bedroom	13.6 X 12.3 ft	Laminate floor	
BA1	Cinema	32.6 X 13.5 ft	Laminate floor	
BA1	Cellar/Cold room	8.4 X 4.1 ft	Concrete	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Heated, Inground
Roofing	Asphalt shingles	Parkg (total)	Driveway (6), Garage (2)
Siding	Brick, Stone	Driveway	Double width or more, Paving stone
Windows		Garage	Built-in, Double width or more, Heated
Window Type		Carport	
Energy/Heating	Electricity	Lot	Bordered by hedges, Fenced, Landscaped
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	No rear neighbours, waterfront
Bathroom		Water (access)	Access (Fleuve (river)), Navigable
Washer/Dryer (installation)		View	View of the water
Fireplace-Stove	Gas fireplace	Proximity	Bicycle path, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Fire detector (connected), Air exchange system, Central vacuum cleaner system installation, Electric garage door opener, Alarm system, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	

Inclusions

Fridge, stove top and oven, wall oven, microwave, dishwasher, washer and dryer, alarm system, central vacuum and accessories, electronic garage door opener, cabana, basement gym equipment, window coverings.

Exclusions

Broker - Remarks

Pristine waterfront property exquisitely crafted and built. Sitting on over 17,000 sqft. of land with over 80 ft. of direct navigable access to Riviere des Prairies. A watersport enthusiast paradise! A spacious 5 bed, 3.5 bath residence, boasting a generous crosshall floorplan accented by a sweeping circular staircase, and an incredible primary bedroom fit for royalty; designed as a spa-like retreat with opulent ensuite, walk-in closet, gas fireplace and views overlooking the sprawling backyard and stunning water vistas. An opportunity not to be missed in a highly sought after corner of the West Island . See addendum for more info.

Addendum

Welcome to 14621 Gouin West

A custom built Executive Waterfront Oasis!

Sprawling residence with spectacular water views and direct navigable access to Riviere des Prairies. A watersport enthusiast paradise!

Perched on over 17,000 sqft. of land, this custom built property offers its residence a grand crosshall floorplan . The main floor features a formal vestibule and reception hall as well as; a large formal dining room with butler's corner, a cozy family room, powder room, living room with gas fireplace, and a Chef's delight kitchen with a dinette giving access to the rear uni-stone patio, heated inground pool and manicured grounds.

The elegant central spiral staircase invites you to the upper sleeping quarters. This level offers all those staying under this roof a private and spacious area to rest. Complete with 3 guest bedrooms, a formal office/study, as well as a Primary Suite designed with a spa-like ensuite bathroom including; a therapeutic Jacuzzi soaker tub, separate shower and double-vanity. In addition the primary bedroom has a custom walk-in closet, lovely built-in gas fireplace, stunning water views and majestic sunsets.

The fully finished basement is an amazing additional living space with fitness room (equipment included), home cinema, playroom, bedroom, and stylish bathroom. Ideal for in-laws or long term guests.

The exterior of this home was professionally conceived by a landscape designer. The semi-circular uni-stone driveway has room for 6 car parking and a heated double car garage with access to the main floor. The lush front gardens are home to annual flowering trees and vibrant plants with a full irrigation system encircling the property. Fenced and landscaped the backyard is truly special. An absolutely pristine outdoor space with heated inground pool, raised multi-level uni-stone patio, mature trees and tall hedges for privacy, a cabano, waterfront lounge and protective stone seawall. Waterfront is ready for you to set up a seasonal boat dock to set sail!

Property Highlights and Notable Features:

Built in 2002 - Quality construction

5 bedrooms 3.5 bathrooms

Elevated lot never any water infiltration from exterior

A+ kitchen (appliances included)

Main floor laundry room, with laundry shoot (washer and dryer included)

Spacious primary suite

Finished basement

6 car parking

2 car garage

Inground heated concrete swimming pool

Outdoor irrigation system

Roof 2016

New central heat pump 2020

Sale with legal warranty

Seller's Declaration

Yes SD-19769

Source

M IMMOBILIER, 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.