

**489 Argyle Avenue  
Westmount, Quebec  
H3Y 3B3**



**Asking: \$1,195,000**    Contact: 514-932-4015

<b>Property Type</b>	Two storey + Bsmt	<b>2011 Evaluation</b>	\$856,700.00
<b>Building Type</b>	Semi-detached	<b>2011 Municipal Taxes</b>	\$8,389.23
<b>Year Built</b>	1925	<b>2010 School Taxes</b>	\$1,856.74
<b>Lot Size</b>	7.62 m x 40.84 m	<b>Seller Declaration</b>	Yes
<b>Lot Area</b>	311.2 m <sup>2</sup>	<b>Intergenerational</b>	Yes

**Rooms: 8**

**Bedrooms: 4+1**

**Bathrooms: 2+2**

<i>Ground Floor</i>	<i>Second Floor</i>	<i>Basement</i>
Living Room: 18' x 12' irr.	Bedroom 1: 14' x 12'	Family Room: 19' x 12'
Dining Room: 16' x 12'	Bedroom 2: 14' x 10'	Bedroom 5: 11' x 11'
Hall: 18' x 14' irr. & Closet	Bedroom 3: 13' x 12'	Bathroom 2: 5' x 8'
Vestibule: 5' x 5'	Bedroom 4: 11' x 9'	Utility Room: 17' x 15'
Kitchen: 9' x 10'	Solarium: 8' x 7'	Wine Cellar: 5' x 4'
Butler's Pantry: 7' x 6'	Front deck: 9' x 8'	Storage Room 1: 13' x 3'
Powder Room 1: 6' x 3'	Bathroom 1: 8' x 5' irr.	Storage Room 2: 13' x 3'
Back Porch: 8' x 4'	Powder Room 2: 5' x 3'	Cold storage - stoop: 8' x 5'
Back cedar Deck: 16' x 12'	Hall upstairs: 14' x 11' irr.	Cedar Closet: 6' x 5'
<b>Double garage: 22' x 20'</b>	Two linen closets	

Inclusions	Exclusions
Dishwasher, microwave, washer, dryer, workbenches	Chandelier, fridge, stove

<p>Mid level Westmount home, close to schools Close to Greene Avenue; 24 bus; metro Oak floors, leaded windows, great layout Many major renovations completed New kitchen, oak cabinets, granite counters New windows and new steel deck entry doors Solid construction with steel I-beams Double garage &amp; storage for bikes, etc. New main and solarium roofs</p>	<p>Intergenerational basement apartment Modern solarium overlooks terraced garden Large trees – Black walnut, Maple, Basswood Two cedar decks: rear deck – secluded vale Excellent storage in basement; cedar closet Zone heating with gas fireplace, underfloor New gas furnace and water heater Natural gas heating \$200 per month ADT Alarm system</p>
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