Centris No. 20916579 **(Active)**

[See all pictures]





$499,000

4932 Rue Fox
Montréal (Pierrefonds-Roxboro)
H8Z 2T5

Region	Montréal
Neighbourhood	Pierrefonds/Central East
Near	Pierrefonds
Body of Water	

Property Type	Two or more storey	**Year Built**	1972
Building Type	Semi-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	319.2 sqm	**Occupancy**	30 days PP/PR Accepted
Cadastre	1368365	**Deed of Sale Signature**	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment

Year	2024
Lot	$167,600
Building	$310,100
Total	$477,700 (104.46%)

Taxes (annual)

Municipal	$2,965 (2026)
School	$331 (2026)
Infrastructure	
Water	
Total	$3,296

Expenses/Energy (annual)

Common Exp.	
Electricity	
Oil	
Gas	
Total	

Room(s) and Additional Space(s)

No. of Rooms 10 **No. of Bedrooms (above ground + basement)** 3+0 **No. of Bathrooms and Powder Rooms** 1+1

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	5.99 X 3.4 m	Parquetry	
GF	Dining room	4.14 X 3.38 m	Ceramic	
GF	Kitchen	2.44 X 3.38 m	Ceramic	
GF	Powder room	1.19 X 1.35 m	Ceramic	
2	Primary bedroom	4.42 X 3.45 m	Parquetry	
2	Bedroom	4.47 X 3.53 m	Parquetry	
2	Bedroom	3 X 2.49 m	Parquetry	
2	Bathroom	1.8 X 2.18 m	Ceramic	
BA1	Family room	6.96 X 3.23 m	Concrete	
BA1	Laundry room	6.93 X 3.3 m	Concrete	

Features

Sewage System	Municipality	**Rented Equip. (monthly)**	Water heater - 1 ($19)
Water Supply	Municipality	**Renovations**	
Foundation	Poured concrete	**Pool**	
Roofing	Asphalt shingles	**Parkg (total)**	Driveway (2)
Siding		**Driveway**	Asphalt

Windows		**Garage**	
Window Type		**Carport**	
Energy/Heating	Natural gas	**Lot**	
Heating System	Forced air	**Topography**	
Basement	6 feet and more	**Distinctive Features**	
Bathroom		**Water (access)**	
Washer/Dryer (installation)	. (Basement 1)	**View**	
Fireplace-Stove		**Proximity**	Bicycle path, Commuter train, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation, Réseau Express Métropolitain (REM)
Kitchen Cabinets		**Building's Distinctive Features**	
Property/Unit Amenity	Wall-mounted air conditioning	**Energy efficiency**	
Restrictions/Permissions		**Mobility impaired accessible**	
Pets			

Inclusions

gas stove, fridge, dishwasher

Exclusions

Remarks

A great opportunity in Pierrefonds. This welcoming semi-detached home offers 3 bedrooms, 1.5 bathrooms and a practical layout with plenty of potential. Recent improvements include a beautifully renovated main bathroom, refinished parquet floors, a new gas furnace, updated roofing and a new deck. Enjoy a comfortable living space, a private backyard and the opportunity to make this home your own. A wonderful option for buyers looking for a well-located property with several important updates already taken care of. Come see the possibilities!

Sale with exclusion(s) of legal warranty : the sale is made without legal warranty, at the buyer's own risk

Seller’s Declaration

Yes SD-09491

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.