



**Compensation sharing**  
**Sale** 2.5 %  
**Rental**

<b>\$1,450,000</b>									
<b>36 Ch. North Ridge, Montréal (L'Île-Bizard/Sainte-Geneviève), H9E 1A9</b>									
<b>Cadastre</b>		4589874							
<b>Owner(s)</b>		Jun LIU							
<b>Original Price</b>		\$1,450,000							
<b>PT/BT</b>	<b>SL/DET</b>	<b>Rms</b>	<b>12</b>	<b>Bdrms</b>	<b>3+1</b>	<b>Built</b>	<b>1959</b>	<b>Water Supply</b>	Artesian well
<b>Bldg. Size</b>	82.6 X ft irr	<b>Tot. Assessm. (2021)</b>		\$1,312,700		<b>Sewage Sys.</b>		Septic tank, E	
<b>Liv. Area</b>	4,862.06 sqft	<b>Mun. Taxes (2024)</b>		\$8,310		<b>Parkg (total)</b>		Driveway (12	
<b>Lot Size</b>	200.3 X ft irr	<b>School Taxes (2023)</b>		\$1,117		<b>Property/Unit</b>		Water softer	
<b>Lot Area</b>	44,118.02 sqft					<b>Amenity</b>		Wall-mounted exchange sys	

<b>Listing Brokerage Firm</b>					<b>Listing Broker(s)</b>				
GROUPE SUTTON - CENTRE OUEST IN 514-933-5800					Sophie Shao Mei Ou				
GROUPE SUTTON EXCELLENCE INC. 514-333-3303					Yvan Gamache				



**Remarks**  
Welcome to 36 North Ridge, a completely and tastefully renovated gem nestled on the prestigious Montre Club, this home offers breathtaking views on the golf . Beautifully landscaped with lush gardens, in ground hedges and a circular driveway. Renovated with taste, this charming 4 bedroom home has all the modern a practical walkout playroom to the pool. Ideal for entertaining. Turn key home!

**Inclusions**  
Curtains, blinds, fridge, dishwasher, stove, light fixtures, BBQ, 2 central vacuum systems, generator, storage shelves in the garage.

**Exclusions**  
Washer, dryer, chandelier in dinning room



<b>\$1,995,000</b>									
<b>120 52e Avenue, Montréal (Lachine), H8T 2W9 (Boul. St-Joseph)</b>									
<b>Cadastre</b>		1704200							
<b>Owner(s)</b>		Sophie Penelle, François Leblanc							
<b>Original Price</b>		\$1,995,000							
<b>PT/BT</b>	<b>SL/DET</b>	<b>Rms</b>	<b>19</b>	<b>Bdrms</b>	<b>4+0</b>	<b>Built</b>	<b>1971</b>	<b>Water Supply</b>	Municipality
<b>Bldg. Size</b>	42.2 X 22.6 ft ir	<b>Tot. Assessm. (2024)</b>		\$907,100		<b>Sewage Sys.</b>		Municipality	