

Welcome to 200 Westmount Boulevard

This Green Park built 4 bedroom, 2 storey-detached home of approximately 3440 sqft. Including 730 sqft. of finished basement with a double garage provides exceptional space for any growing family. It is located west of Bathurst St. and north of Centre St. in the prestigious Westmount/Whilshire area .

List of Extras and Inclusions in the Purchase Price

Exterior:

- ◆ Front elevation with a stone and brick façade
- ◆ Interlocking stone double driveway, walkways and patio
- ◆ Vinyl and insulated premium garage doors - 2006
- ◆ Two electric garage door openers and remotes
- ◆ Garage access to home
- ◆ Aluminum soffit and fascia
- ◆ Beautiful mature landscaping
- ◆ Backing onto protected greenbelt / conservation lands & multi million dollar homes
- ◆ Fully fenced
- ◆ Roof redone 2006 with 30 year two tone shingles
- ◆ New Trane Central Air - 2007

Interior

- ◆ All electrical light fixtures, pot lights and Decora light switches and dimmers
- ◆ Fridge, stove and new washer and dryer
- ◆ New stainless steel built-in microwave and dishwasher - 2007
- ◆ Granite counter tops
- ◆ All upgraded bathrooms - 2007
- ◆ Central vacuum
- ◆ Central alarm (monitored)
- ◆ Decorative crown moldings, premium colonial trim, baseboards and rosettes
- ◆ Wired and wireless internet
- ◆ Wired for surround sound in family room and recreation room
- ◆ Hardwood floors, 18x18 porcelain tiles, ceramics and parquet throughout
- ◆ All window coverings including blinds, California shutters and drapes
- ◆ Smoke and carbon monoxide detectors
- ◆ Maintenance free humidifier and Electronic air cleaner

List of Exclusion from the Purchase Price:

- ◆ Hot water tank (rental)