

# Spotlight on real estate



*Looking south to the south side of Dorchester Blvd., west of Clondeboye, on May 10.*

*Photo: Ralph Thompson for the Westmount Independent.*



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ASKING PRICE:  
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— 1536 —

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— 346 —

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\$1,780,000

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and find your dream home – or your ideal buyer!



## Real Estate

ANDY DODGE,  
CRA (RET.)

# 2017 year-end review: record total spent

Place in October and 757 Lexington Ave. in February 2017. Three sales were in the \$5-million to \$6-million bracket and three more between \$4 million and \$5 million. The highest mark-up over municipal valuation involved 31 Oakland Ave., which sold in July for \$2.2 million, virtually double its tax value of \$1,102,500. It was one of only five houses to sell last year at a mark-up greater than 50 percent.

On the low side, 111 Irvine Ave., a quaint rowhouse, sold in February for \$665,000, the only one- or two-family dwelling to sell for less than \$700,000. The next-lowest price was for 1227-27A Greene Ave., exactly \$700,000 in May, for a single-family house (despite the two addresses) that had a municipal valuation of \$1,287,500, thus by far the biggest mark-down of the month, 45.6 percent. That house had been put on the market in February last year asking \$1,500,000, but needed “major repairs,” according to the listing.

Overall last year, the average price among one- and two-family dwellings was \$1,784,690, compared to an average price of \$1,556,183 for 2016 and about the same numbers for 2013 and 2014. With a price-valuation ratio of 110.2 percent, that means



14 Sunnyside Ave., highest price of the year, sold (with 12 Sunnyside) in March for \$13.5 million.

the “typical” Westmount house last year, evaluated at \$1,575,722, would have sold for \$1,737,024, only slightly less than the raw average price. If we look at the year on a monthly basis, the adjusted value in January would have been about \$1,644,000 and by December the figure had grown to \$1,900,000. This compares to an island-wide median price for December of \$425,000, according to the Greater Montreal Real Estate Board.

The 207 one- and two-family residential

sales last year is the highest annual volume since 2007 and only the third time in this century that volume cleared 200 sales. Monthly volume – which usually peaks in summer months – stayed reasonably even over most of last year, varying between 15 and 24 sales per month, except for January (11) and December (8).

Three houses sold twice during 2017, including 59 Arlington Ave., which was purchased for \$950,000 ..... in August, then sold *continued on p. RE-6*



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10

YEARS OF SUCCESS

# 3 HIGHEST SALES IN WESTMOUNT SINCE 2018\*

\*PROPERTIES OF 3 M\$+. AS PER CENTRIS.

## RECENT SIGNIFICANT SALES BY JOSEPH

### LISTED AND SOLD BY JOSEPH



Montrose Avenue, Westmount

### LISTED AND SOLD BY JOSEPH



Ramezay Road, Westmount

### LISTED AND SOLD BY JOSEPH



Mount Pleasant Avenue, Westmount

### ACCEPTED OFFER



Prospect Street, Westmount

2017 Review, cont'd. from p. RE-3

for \$1,100,000 in October; 589 Côte St. Antoine Rd. brought only \$838,000 in February, then \$1,125,000 in August; and 640 Grosvenor Ave. sold for \$1,080,000 in April and then \$1,885,000 in November.

Condos: many units in new buildings sold

The last two years have shown a remarkable shift to condominium purchases: between 2010 and 2015, the city averaged 38.5 sales per year, then in 2016 the number jumped to 64, and 63 last year. Much of this, of course, involves the new condo buildings in Westmount; in last year's list, 15 apartments at 215 Redfern



St. Stephen's Church/Open Door drop-in centre, sold in August for \$2.4 million.



1100 Atwater Ave., sold in April for \$10 million.

Ave. sold, 10 of which were from the developer and all but one for less than the municipal valuation (though the re-sales are much closer to the assessed value). At 175 Metcalfe Ave., five sales were registered in 2017, only one of which was a re-sale. Among other buildings, 399 Clarke Ave. experienced four sales during the year and 1 Wood Ave. had five.

Duplexes & triplexes

Among made-over duplexes/triplexes that had changed their status to condominiums, 10 sales were registered during 2017, while another six flats changed hands in buildings whose status had not changed, thus were sold as shares of those buildings.



111 Irvine, lowest house price of the year at \$665,000.

Other sales which came to *The Independent's* attention during the year include the large 1100 Atwater Ave. building – formerly the Royal Bank computer data centre – which sold to a downtown Montreal developer for \$10 million last April and is now in the process of complete refurbishment. The Hillside Armoury, 1-3 Hillside Ave., sold in July but is designated by the city as a heritage property, perhaps a reason that its refurbishment is taking much longer to negotiate. The same might be said about St. Stephen's Church/Open Door homeless shelter, whose sale last August recently came to our attention.

Sales of commercial property include two condominium spaces underneath 1 Wood Ave., with addresses at 4055 St.



31 Oakland Ave., biggest mark-up over valuation of the year, 99.5 percent.

Catherine St., and a commercial building at 4910 Sherbrooke St.



The former Hillside Armoury, 1-3 Hillside, sold in July for \$3,025,000.



3223 The Boulevard, Westmount  
H3Y 1S4 \$3,280,000



9277 Boul. Gouin O. Ahuntsic-Cartierville  
H4K 1C3 \$5,999,000



12460 rue Jasmin, Ahuntsic-Cartierville  
H4K 1W2 \$4,990,000



3705 Rue de Lisbonne, Brossard  
J4Y 3G2 \$3,890,000



405 Rue de la Concorde, apt. PH3103  
Ville-Marie H3A 0H1 \$1,122,000



509C Av. Claremont, Westmount  
H3Y 2N6 \$5,500/month



11 Place Braeside, Westmount  
H3Y 3E8 Listed and sold by William



4715 the Boulevard,  
Westmount H3Y 1T3



1830 Ch. du Bord-du-Lac-Lakeshore  
Dorval H9S 2E6 Listed and sold by William

International  
Background  
Local Experience

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**C O N D O**

**S O L D**



VILLE-MARIE | SHERBROOKE W.

Well-appointed, bright, spacious 2,305 sq ft condo designed by Scott Yetman. Private elevator access, 200 sq ft loggia, 2 car interior parking, 24/7 doorman, valet parking, pool, gym. Situated in the Golden Square Mile, close to shops, restaurants and transportation. **Sold in 78 days.**

**H O U S E**

**S O L D O V E R A S K I N G**



WESTMOUNT | THE BOULEVARD

Classic 3-storey semi-detached home on a corner lot. One of five homes designed by renowned architect, Percy Nobbs, in the Arts & Crafts aesthetic. 5+1 bedrooms, 3+1 bathrooms. Garage with heated driveway & walkway. Perfect location for schools, parks, and public transportation. **Sold in 7 days.**

**L O T**



ST-LAURENT | YVES-GAUCHER **\$1,188,000**

Exceptional building lot of over 10,000 sq ft on a quiet cul-de-sac in Nouveau St-Laurent. The artist's concept drawing shows a magnificent residence just waiting to be built. Architectural plans are included in the sale price. **MLS 14088612**

**H O M E S O F D I S T I N C T I O N**

**OPEN HOUSE** Sunday, May 27, 2-4pm



WESTMOUNT | DORCHESTER **\$1,595,000**

A stunning turn-of-the-century residence that is a quint-essential example of Westmount architecture. Rich period details include beautiful original woodwork & mouldings, lofty ceilings, generous room sizes. 2 car garage. Located just steps to Greene Avenue. **MLS 13487004**



WESTMOUNT | OLIVIER **\$1,495,000**

Extremely well-located townhouse on the flat. Close to shops, restaurants, schools, parks, all transportation (metro, bus, highway, bike path). 2 car indoor garage. New gas heating and air conditioning systems. Central vacuum. **MLS 18345036**



ST-LAZARE | DAOUST **\$1,375,000**

Unique equestrian retreat nestled on over 9 acres of picturesque land just 30 minutes from Montreal. Main house features 4 bedrooms, 3 bathrooms, cathedral ceilings, fireplace, sauna, games room. Includes pool, indoor arena, 31-stall stable, caretaker's house. **MLS 14597055**

## The dog day of spring



The “vegetation dog” on May 9 in Westmount Park, where de Maisonneuve dead ends near Lansdowne. Over the winter, the dog was behind snow fencing, which is now gone. Photo: Independent.

## Things continue to happen on MUHC land in Westmount south of tracks



The view south from Prince Albert and St. Catherine on May 8. Photo: Independent.

There was a mechanical arm visible from Prince Albert and St. Catherine on May 8, where activity related to the Vendôme pedestrian tunnel to the MUHC’s Glen hospital is happening on hospital land south of the CP tracks.

The arm was gone by May 11.

A cease-work order for the site was issued by the city of Westmount on March 2. In a reply email to the *Independent* on May 10, Marina Brzeski, city councillor for the district, said “To date, no new work has

been authorized to take place on city of Westmount grounds at the Glen site.

“However, the city of Westmount received a request from the STM [Société de transports de Montréal] to carry out certain work at the Glen site over a short duration (max. one week), which will be allowed. [The] nature of the work (on concrete) is not very noisy and will be carried out during daytime hours only.”

She predicted the permit would be issued on May 11 or 14.

**SOLD in 3 DAYS!!! – Above asking**



**WESTMOUNT:** 200 Lansdowne. Condo with 1,900+ sq. ft., 3 bedrooms, 2½ bathrooms, wood floors, 2 garages. Walk to Victoria Village, park, new recreation center.

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### Knowlton

3 bedroom home on almost an acre. Large light filled rooms with separate winterized studio. Owner owns the road and 75 feet of lakefront at the bottom of the road. \$469,000



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**WESTMOUNT  
ADJACENT**  
INTRODUCING  
\$1,950,000

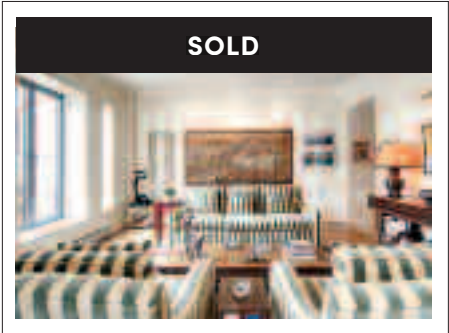
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HOW TO UNCOVER THE HIDDEN  
GEMS OF THE NEIGHBOURHOOD

WESTMOUNT ADJ. | 5065 GLENCAIRN



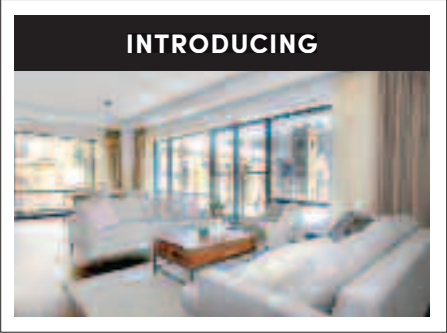
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DOWNTOWN | COURS MONT-ROYAL



LE ST-RÉGIS | OLD MONTREAL | \$ 2,495,000



ORO | DOWNTOWN LUXURY | \$1,598,000

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\*Most important sale in North Hatley published in Centris.





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**INTRODUCING**

Westmount | 61 Summit Cr.  
\$4,195,000 or \$20,000/Mo MLS 27259098



**INTRODUCING**

Westmount | 519 Av. Clarke  
\$3,450,000 MLS 9182294



Westmount | 515 Av. Koslyn  
\$3,380,000 MLS 26519543



**RECENTLY PURCHASED**

Westmount  
9 Av. Forden



**LISTED & SOLD BY ROCHELLE**

Westmount  
55 Av. Aberdeen



**RECENTLY PURCHASED**

Westmount  
344 Av. Redfern



Westmount | 1 Av. Church Hill  
\$1,350,000 MLS 13159313



**RECENTLY SOLD**

Westmount  
4454 Boul. de Maisonneuve O.



Westmount | 399 Av. Clarke apt. 3E  
\$670,000 MLS 11697269



Westmount Adj.l 3057 Av. de Trafalgar  
\$3,695,000 MLS 13797951



**INTRODUCING**

NDG | 4161 Av. Beaconsfield  
\$1,250,000 MLS 22545251



NDG | 3507 Av. Vendome  
\$1,695,000 MLS 25718240

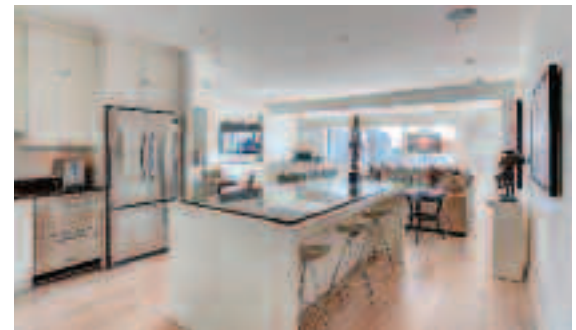


Golden Square Mile | 1455 Sherbrooke O #1007  
\$1,800,000 MLS 11643469

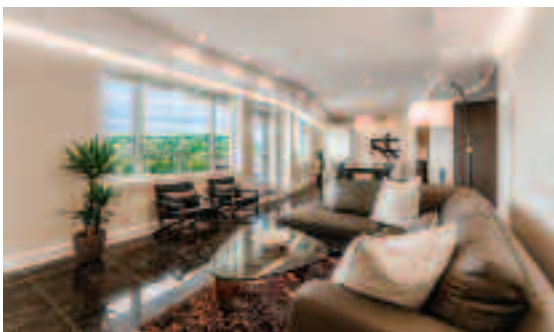


**RECENTLY PURCHASED**

Exclusive  
in Westmount



Golden Square Mile | 1455 Rue Sherbrooke O. #2004  
\$790,000 MLS 9100953



CDN/NDG | 4850 Ch. de la Côte-St-Luc PH1  
\$895,000 MLS 18005583



**RECENTLY PURCHASED**

Golden Square Mile  
1515 Av. Docteur-Penfield #601



CDN/NDG | 4850 Ch. de la Côte-St-Luc #109  
\$638,000 MLS 20800051



Lori Schwartz



Dominique Lachance-Stone



Joshua Fagan

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Real Estate

ANDY DODGE,  
CRA (RET.)

Almost as many Westmount real estate buyers were married in China as in Quebec, the latest 6-month count of title deed data shows.

At least 30 buyers of Westmount residential property in the second six months of 2017 were married in China, compared to 33 who had been married in Quebec. The next-highest numbers show only five who were married in the United States and three in Ontario.

While it is nearly impossible to gauge the nationality of buyers with any accuracy, a study of the deeds of sale usually includes information on the location of married buyers' weddings, since this indicates the types of marriage contracts that might, eventually, affect the disposition of the property in the cases of death, divorce or family partition.

Of 270 deeds of sale that the *Independent* covered in 2017, notaries included information about the marital status of the buyer 195 times, and in 15 other cases the buyer was a corporation or trust, which obviously had no marital status. Another 25

# Almost as many Chinese-married buyers as Quebec-married ones in last 6 months

revealed single buyers, that is, unmarried, while 9 more were bought by two persons, both of them unmarried, and 12 more were divorced.

Thus, 149 title deeds last year reported the country in which the buyer or buyers were married. Of those, 66 or 44 percent were married in Quebec, while 51 were married in China. The numbers for the first half-year favoured the Quebec-married buyers 33-21, and though the number of Quebec-married buyers stayed the same in the second half of the year, the number married in China jumped significantly.

Chinese investment in the Westmount market is part of a national trend that probably started in Vancouver and spread to Toronto, but as prices there began to soar – to the point that provincial governments tried to impose special non-resident taxes to try to slow down those markets, with some success – it appears interest began to grow in Westmount. House prices jumped 12 percent last year compared to the year before and some 20 percent by the end of the year (see separate article, p. RE-3); how much of this is be-

cause of the influx of Chinese buyers is hard to determine, considering the improvement to the Montreal economy.

The *Montreal Gazette* ran a story in January about the influx of Chinese buyers on the West Island, and the *Financial Post* followed up with an article in March.

"It doesn't matter to them if they pay \$1.7 million or \$2.3 million for a home," Richard Kurland, a Vancouver-based immigration lawyer and policy analyst, is quoted as telling [whichmortgage.ca](http://whichmortgage.ca). "Folks from Hong Kong see the prices here as a joke. It's so much cheaper here."

## Parking line dispute on Victoria



Horns sounded at the Victoria Ave. entrance to the Metro grocery store's parking lot on May 11 as one driver tried to turn in from the southbound direction. It would seem that drivers objected to that car cutting the perceived queue from Victoria northbound and/or blocking traffic on its way to Sherbrooke. Photo: Independent.

**SOLD**



**WESTMOUNT:** 100 Columbia Ave.  
\$1,295,000 or \$5,500/month x 12 mos.  
mls 27153814

**DOWNTOWN:** 1211 Drummond Ave.  
PH#2501; 2 bdrms. \$755,730 + QST & GST  
mls 28907425



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WESTMOUNT  
755 UPPER-BELMONT AVE. \$ 2,100,000



LE SUD OUEST  
90 RUE VINET #B109 \$ 1,079,000



CDN/NDG (MONTRÉAL)  
3501 AVE. DE VENDOME \$ 1,595,000



VILLE-MARIE (MONTRÉAL)  
1449 RUE ST-ALEXANDRE #500 \$ 655,000



LASALLE (MONTRÉAL)  
9853 BOUL. LASALLE #8 \$ 650,000



WESTMOUNT  
52 ST-SUJ PICE ROAD \$ 3,875,000



WESTMOUNT  
805 AV. UPPER-LANSDOWNE \$ 3,498,000



VILLE-MARIE (MONTRÉAL)  
070 RUE DE BLEURY #601 \$ 1,075,000



WESTMOUNT  
376 AV. REDFERN #36 \$ 859,000



VILLE-MARIE (MONTRÉAL)  
2117 RUE TUPPER #1608 & #1508 \$ 749,000 & \$ 689,000



CDN/NDG (MONTRÉAL)  
2000 AV. CLAREMONT #305 \$ 375,000



CDN/NDG (MONTRÉAL)  
2005 AV NORTHCLIFFE #201 \$ 338,000



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DE MAISONNEUVE BLVD.

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- A. STARK  
DE MAISONNEUVE BLVD.

" Thank you so much for your expertise in the sale of our house. We were so happy with the outcome, all your **marketing experience, your professional advice, and your encouragement.** You are the best! "

- R. DUFOUR, LANSDOWNE AVE.

" We are absolutely thrilled by the sale of our house and by your **devotion and hard work** (you and your excellent team). "

- C. MARANDA  
SUMMIT CR.



WESTMOUNT | CLARKE AVE.  
\*SOLD W TH CONDITIONS



WESTMOUNT | ST CATHERINE ST. O.  
\*SOLD WITH CONDITIONS



VILLE-MARIE | ATWATER AVE.



CDN/NDG | MARLOWE AVE.



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# WESTMOUNT HOMES



680 Roslyn Ave. - \$4,898,000.00



610 Carleton Ave. - \$4,398,000.00



26 Rosemount Ave. - \$2,999,000.00



740 Upper Roslyn Ave. - \$2,588,000.00



483 Elm Ave. - \$1,998,000.00



446 Prince-Albert Ave. - \$1,398,000.00



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Alphabetical by street.

# A YEAR (2017) OF REAL ESTATE TRANSFERS

Single family starts here;  
Duplexes, condos & other, see RE-24.

Address	Price	2017 Val	Ratio	Month	Address	Price	2017 Val	Ratio	Month
128 Abbott	\$721,500	\$635,400	13.6%	Jun	68 Bruce	\$868,334	\$789,400	10.0%	Jul
134 Abbott	\$765,500	\$781,500	-2.0%	Aug	6 Burton	\$930,000	\$823,000	13.0%	Sep
122 Aberdeen	\$3,150,000	\$3,389,200	-7.1%	Nov	8 Burton	\$750,000	\$817,000	-8.2%	Jun
695 Aberdeen	\$1,970,000	\$1,526,600	29.0%	Jul	11 Burton	\$900,000	\$711,900	26.4%	Sep
13 Anwoth	\$1,185,000	\$1,038,300	14.1%	Sep	12 Burton	\$950,000	\$694,300	36.8%	Jul
421 Argyle	\$1,920,000	\$1,967,100	-2.4%	Jun	40 Burton	\$858,000	\$748,100	14.7%	May
494 Argyle	\$1,480,000	\$1,276,000	16.0%	Apr	3245 Cedar	\$1,600,000	\$1,452,500	10.2%	May
512 Argyle	\$999,000	\$890,900	12.1%	Oct	3302 Cedar	\$1,818,000	\$1,636,200	11.11%	Nov
520 Argyle	\$1,925,000	\$1,680,000	14.6%	Apr	141 Clandeboye	\$1,190,000	\$856,900	38.9%	Oct
59 Arlington	\$950,000	\$1,004,700	-5.4%	Aug	377 Claremont	\$800,000	\$858,300	-6.8%	Jun
59 Arlington	\$1,100,000	\$1,004,700	9.5%	Oct	509C Claremont	\$1,275,000	\$1,024,100	24.5%	Dec
31 Barat	\$1,350,000	\$1,046,900	29.0%	Mar	409 Clarke	\$1,688,888	\$1,364,200	23.8%	Oct
611 Belmont	\$1,592,500	\$1,582,600	0.6%	Jan	534 Clarke	\$1,522,000	\$1,380,800	10.2%	Apr
617 Belmont	\$1,650,000	\$1,638,400	0.7%	Apr	617 Clarke	\$4,550,000	\$4,787,600	-4.96%	Nov
627 Belmont	\$1,900,000	\$1,875,600	1.3%	Feb	619 Clarke	\$4,100,000	\$4,418,400	-7.2%	May
645 Belmont	\$1,575,000	\$1,426,800	10.4%	Jun	66 Columbia	\$845,000	\$718,400	17.6%	Feb
647 Belmont	\$1,590,000	\$1,587,200	0.2%	Mar	7 Côte St. Antoine	\$1,188,000	\$913,400	30.1%	Sep
58 Belvedere Place	\$8,300,000	\$9,787,300	-15.2%	Oct	341 Côte St. Antoine	\$1,770,000	\$1,945,100	-9.0%	Apr
10 Belvedere	\$1,540,000	\$1,497,800	2.8%	May	400 Côte St. Antoine	\$1,245,000	\$1,052,600	18.3%	Jul
62 Belvedere	\$2,697,500	\$2,331,500	15.7%	May	589 Côte St. Antoine	\$838,000	\$888,000	-5.6%	Feb
68 Belvedere	\$2,408,000	\$3,197,200	-24.7%	May	589 Côte St. Antoine	\$1,125,000	\$888,000	26.7%	Aug
80 Belvedere	\$1,510,250	\$1,261,800	19.7%	Jun	592 Côte St. Antoine	\$1,588,800	\$1,340,500	18.5%	Feb
3186 The Boulevard	\$2,350,000	\$1,992,800	17.9%	May	633 Côte St. Antoine	\$1,274,000	\$1,050,100	21.3%	Apr
3193 The Boulevard	\$1,360,000	\$2,036,300	-33.2%	Jan	649 Côte St. Antoine	\$2,277,000	\$1,919,500	18.6%	Mar
3216 The Boulevard	\$1,895,000	\$1,552,900	22.0%	Aug	51 Delavigne	\$1,375,000	\$1,610,300	-14.6%	Feb
3258 The Boulevard	\$3,200,000	\$2,741,500	16.7%	Aug	52 Delavigne	\$2,650,000	\$1,885,200	40.6%	Apr
3656 The Boulevard	\$1,700,000	\$1,700,600	-0.0%	May	55 Delavigne	\$3,050,000	\$2,354,500	29.5%	Sep
3773 The Boulevard	\$1,976,000	\$1,678,100	17.75%	Dec	4281 de Maisonneuve	\$2,736,000	\$2,451,900	11.6%	Jul

continued on p. RE-20



Mary Calabrese  
Real Estate Broker

GOING ABOVE & BEYOND !

514.962.5527  
mcalabrese@sutton.com



## Duplexes

Westmount  
115 -117 Irvine

Sud-Ouest  
393-395 Ste-Madeleine

SOLD



Great property, on the flats  
Double Occupancy- \$815,000



Fully Renovated - Quality  
finishings - Only \$799,000

RENTED



**WESTMOUNT RENTAL** 4444 Sherbrooke St W #104  
Ideal location 2 bedroom, 2 bathroom, roof top pool, doorman,  
available May 1. **\$2200/month** mls 16025217

SOLD



**LASALLE** Well maintained semi-detached duplex in a great  
location! 3 bedrooms in each unit. A few minutes walk to the  
water and its magnificent bike path that runs along the river. 2 car  
tandem garage + driveway, unfinished basement with high ceilings,  
and large fenced backyard with wooden deck! Asking **\$445,000**  
mls11435196

ACCEPTED OFFER with conditions



**North Hampstead** 6803 Abraham de Sola #102  
Luxury living at Le Luxor, 3 bedroom, 2 bathrooms,  
garage, gorgeous building. **\$460,000** mls 9665699



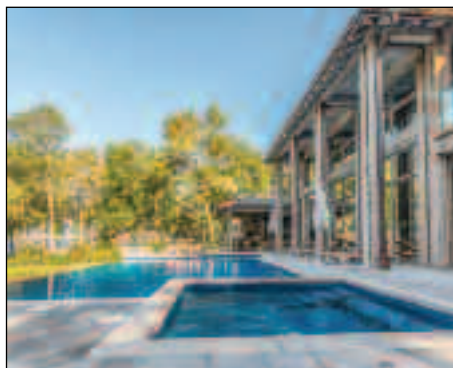
**BONNIE SANDLER**  
Residential Real Estate Bkr

**514-497-3775**

"Your Property, My Priority"

Groupe Sutton Centre Ouest Inc.

## A SELECTION OF OUR FINE PROPERTIES



**MODERN WATERFRONT | INFINITY POOL**

CH. SENNEVILLE, SENNEVILLE  
**\$9,995,000**



**WATERFRONT ESTATE | 3 PROPERTIES**

CH. SENNEVILLE, SENNEVILLE  
**\$9,900,000**



**WESTMOUNT ICON**

AV. CEDAR, WESTMOUNT  
**\$8,500,000**



**BACKING ONTO MONT-ROYAL**

AV. CEDAR, WESTMOUNT ADJ.  
**\$4,588,000**



**RENOVATED HOME WITH STUNNING VIEW**

SUMMIT CIRCLE, WESTMOUNT  
**\$3,950,000**



**ELEGANT STONE-CLAD HOUSE**

AV. PAGNUELO, OUTREMONT  
**\$2,395,000**



**LARGE POOL | LANDSCAPED LOT**

CH. ROCKLAND, TMR  
**\$2,249,000**



**SUPERBLY RENOVATED RESIDENCE**

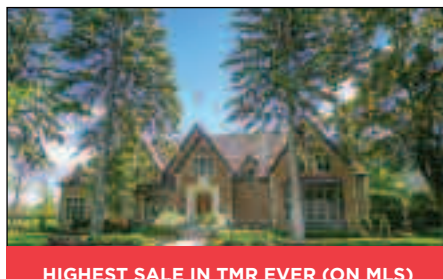
CH. ROCKLAND, TMR  
**\$1,899,000**

## RECENT IMPORTANT SALES



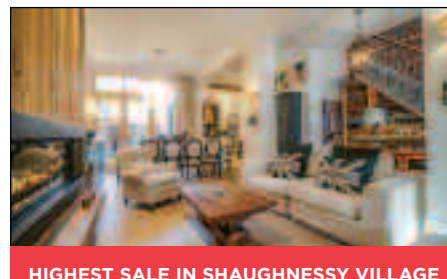
**LISTED AND SOLD BY MARIE-YVONNE**

CH. BORD-DU-LAC, L'ÎLE-BIZARD



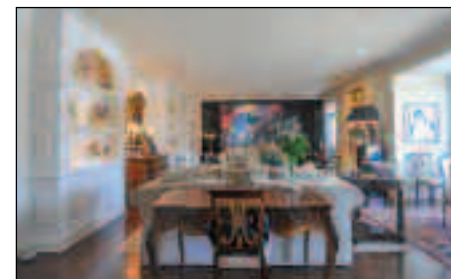
**HIGHEST SALE IN TMR EVER (ON MLS)  
LISTED AND SOLD BY MARIE-YVONNE**

GENEVA CR., TOWN MONT-ROYAL



**HIGHEST SALE IN SHAUGHNESSY VILLAGE  
EVER (ON MLS) FOR A FAMILY HOME**

RUE DU SOUVENIR, WESTMOUNT ADJ.






**SOLD IN 14 DAYS**

"PORT ROYAL", GOLDEN SQUARE MILE

**No 1**



LUXURY REAL ESTATE HAS A NAME:  
**MARIE-YVONNE PAINT**

MYPAIN.TCA | 514 933 5888 |   

**ROYAL LEPAGE HERITAGE** REAL ESTATE AGENCY  
INDEPENDENTLY OWNED AND OPERATED  
**MARIE-YVONNE PAINT** - CHARTERED REAL ESTATE BROKER

NO 1 ROYAL LEPAGE CANADA, 2005 (INDIV.)  
NO 1 ROYAL LEPAGE QUÉBEC 2017, 2016, 2015, 2012, 2011, 2010,  
2008, 2007, 2006, 2005, 2004, 2003, 2002, 2001

Continued from RE-18

# A YEAR (2017) OF REAL ESTATE TRANSFERS

Address	Price	2017 Val	Ratio	Month
4333 de Maisonneuve	\$1,755,932	\$1,468,600	19.6%	Feb
4400 de Maisonneuve	\$1,672,500	\$1,000,400	67.2%	Oct
4473 de Maisonneuve	\$1,320,000	\$960,500	37.4%	Mar
4805 de Maisonneuve	\$1,865,000	\$1,540,100	21.1%	May
4827 de Maisonneuve	\$1,050,000	\$951,800	10.3%	Jul
4889 de Maisonneuve	\$985,000	\$1,025,600	-4.0%	Mar
4895 de Maisonneuve	\$895,000	\$1,009,100	-11.3%	Jun
4939 de Maisonneuve	\$955,000	\$875,400	9.1%	Jan
4941 de Maisonneuve	\$950,000	\$892,700	6.4%	Jul
4951 de Maisonneuve	\$910,000	\$718,800	26.6%	Aug
9 Edgehill	\$1,800,000	\$1,992,500	-9.7%	May
22 Edgehill	\$3,935,000	\$4,290,400	-8.3%	Mar
209 Edgehill	\$1,720,000	\$1,519,000	13.2%	May
215 Edgehill	\$3,600,000	\$2,503,400	43.8%	Jul
370 Elm	\$1,234,750	\$1,160,800	6.4%	Mar
457 Elm	\$1,875,000	\$1,553,500	20.7%	Jun
3 Forden	\$3,860,000	\$2,798,800	37.9%	Jun
1227-27A Greene	\$700,000	\$1,287,500	-45.6%	May
19 Grenville	\$1,732,000	\$1,715,300	1.0%	Sep
375 Grosvenor	\$805,000	\$792,700	1.6%	Dec
427 Grosvenor	\$839,000	\$787,800	6.5%	May
489 Grosvenor	\$1,210,000	\$1,108,100	9.2%	Jul
534 Grosvenor	\$1,000,000	\$1,164,100	-14.1%	Jul
540 Grosvenor	\$1,590,000	\$1,089,400	46.0%	Sep
640 Grosvenor	\$1,080,000	\$1,131,400	-4.5%	Apr
640 Grosvenor	\$1,885,000	\$1,131,400	66.61%	Nov
670 Grosvenor	\$1,189,000	\$1,215,700	-2.2%	Feb
693 Grosvenor	\$1,625,000	\$1,235,200	31.6%	Apr

Address	Price	2017 Val	Ratio	Month
162 Hillside	\$750,000	\$733,500	2.2%	Sep
76 Holton	\$1,430,000	\$1,182,100	21.0%	May
77 Holton	\$960,000	\$909,400	5.6%	Mar
81 Holton	\$1,227,500	\$913,900	34.3%	Aug
89 Holton	\$1,370,000	\$1,334,000	2.7%	Feb
111 Irvine	\$665,000	\$771,000	-13.7%	Feb
346 Kitchener	\$1,675,000	\$1,367,700	22.5%	Oct
306 Lansdowne	\$880,000	\$954,000	-7.8%	Feb
490 Lansdowne	\$1,195,000	\$953,100	25.4%	May
548 Lansdowne	\$1,200,861	\$900,100	33.4%	Mar
586 Lansdowne	\$1,099,000	\$1,070,300	2.7%	Mar
587 Lansdowne	\$1,499,000	\$1,395,100	7.4%	Aug
588 Lansdowne	\$1,650,000	\$1,397,900	18.0%	Aug
595 Lansdowne	\$1,490,000	\$1,634,900	-8.86%	Nov
646 Lansdowne	\$1,720,000	\$1,456,200	18.12%	Aug
658 Lansdowne	\$1,290,000	\$1,243,800	3.7%	Jan
757 Lexington	\$8,245,000	\$6,169,400	33.6%	Feb
804 Lexington	\$2,650,000	\$2,500,700	6.0%	Aug
11 Lorraine	\$935,000	\$796,500	17.4%	Oct
160 Metcalfe	\$810,000	\$520,800	55.5%	Jun
218 Metcalfe	\$1,120,000	\$788,700	42.0%	Oct
255 Metcalfe	\$1,342,000	\$1,217,000	10.3%	Sep
257 Metcalfe	\$1,340,000	\$1,108,400	20.9%	Apr
376 Metcalfe	\$975,000	\$1,018,200	-4.2%	Jul
377 Metcalfe	\$1,401,894.26	\$1,652,700	-15.2%	Sep
384 Metcalfe	\$1,094,000	\$1,174,100	-6.8%	Mar
428 Metcalfe	\$1,300,000	\$1,084,900	19.8%	May
4294 Montrose	\$4,000,000	\$5,106,900	-21.7%	Aug
4298 Montrose	\$1,915,000	\$1,971,900	-2.9%	Aug
4336 Montrose	\$1,700,000	\$1,436,600	18.3%	Jul
457 Mount Pleasant	\$1,695,000	\$1,704,700	-0.6%	Oct
524 Mount Pleasant	\$2,475,000	\$2,804,100	-11.7%	Jan
421 Mount Stephen	\$1,095,000	\$1,088,200	0.6%	Apr
454 Mount Stephen	\$1,553,000	\$1,472,300	5.5%	Jan
455 Mount Stephen	\$1,300,000	\$1,130,400	15.0%	Aug
463 Mount Stephen	\$1,995,000	\$1,658,800	20.3%	Jun
656 Murray Hill	\$1,675,000	\$1,556,100	7.6%	Sep
660 Murray Hill	\$1,315,000	\$1,326,900	-0.9%	Jan
11 Oakland	\$2,800,000	\$2,284,800	22.5%	Apr
25 Oakland	\$2,795,000	\$2,067,300	35.2%	Nov
31 Oakland	\$2,200,000	\$1,102,500	99.5%	Jul
50 Oakland	\$3,700,000	\$3,276,300	12.9%	Aug
228 Prince Albert	\$915,000	\$845,800	8.2%	Oct
475 Prince Albert	\$1,150,000	\$1,002,100	14.76%	Nov
530-32 Prince Albert	\$1,875,000	\$1,393,200	34.6%	Oct
35 Prospect	\$965,000	\$811,100	18.97%	Nov
25 Ramezay	\$2,550,000	\$2,611,200	-2.34%	Nov
20 Renfrew	\$1,650,000	\$1,428,500	15.5%	May
64 Rosemount Crescent	\$1,655,000	\$1,947,500	-15.0%	Mar
380 Roslyn	\$1,842,755	\$1,678,700	9.8%	Jun
455 Roslyn	\$2,600,000	\$2,710,600	-4.1%	Jul
550 Roslyn	\$1,622,500	\$1,395,600	16.3%	Oct
597 Roslyn	\$1,750,000	\$1,420,100	23.2%	Jun
651 Roslyn	\$2,525,000	\$1,955,500	29.1%	Oct
45 Roxborough	\$2,200,000	\$1,860,400	18.3%	Oct
9 St. George's Place	\$925,000	\$1,136,700	-18.6%	Nov
58 St. Sulpice	\$1,900,000	\$2,022,100	-6.0%	Aug
64 St. Sulpice	\$5,800,000	\$4,348,800	33.4%	Aug
16 Severn	\$1,750,000	\$2,298,700	-23.9%	Apr
4287 Sherbrooke	\$1,845,000	\$1,814,800	1.7%	Nov
24 Somerville	\$1,849,000	\$1,145,500	61.4%	Aug
56 Somerville	\$960,000	\$932,500	2.9%	Jan



**Two exceptional properties!**  
**Pre-inspected, move-in ready!**

**Accepted Offer**



**3754 The Boulevard Westmount**  
4 bedroom classic, gourmet kitchen and wine cellar, interior garage! \$1,925,000 MLS #12704412

**Townships**



**445 Stagecoach Lac Brome**  
Contemporary 6 bedrooms, 220+ acres, mountain views, south facing. Provence inspired! \$1,695,000 MLS #9324522

**Christopher Gardiner**  
Real Estate Broker  
Groupe Sutton Centre ouest Inc.  
**514 704 1270**

Groupe Sutton Centre Ouest



# JUDY LITVACK

REAL ESTATE BROKER  
COURTIER IMMOBILIER

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JUDY@JUDYLITVACK.COM

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LOCAL KNOWLEDGE

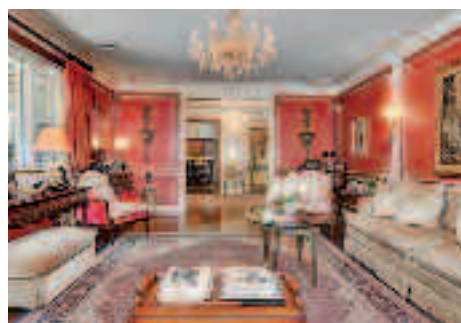
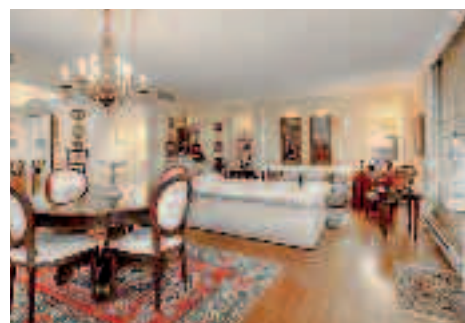
LOCAL EXPERTISE

**EXCEPTIONAL RESULTS**

## INTRODUCING



Westmount – Ideal Mid Level Location. Exceptionally Large and Sunny Cottage on Amazing Pool Size Lot – 3+1 Bedrooms, 3½ Bathrooms PLUS Integrated Garage  
**\$2,495,000**



Cote St. Luc · Stunning Turnkey  
MLS # 25448322 · \$574,000

Adj. Westmount · Space, Views, Elegance  
MLS # 23845519 · \$3,988,000

Westmount · Sun-Filled #1 Wood  
MLS # 23210384 · \$648,000

Circle Road Enclave – First time on the Market  
in 65 years! MLS 11654452 · \$995,000

Continued from RE-20

# A YEAR (2017) OF REAL ESTATE TRANSFERS

Address	Price	2017 Val	Ratio	Month	Address	Price	2017 Val	Ratio	Month
82 Somerville	\$910,000	\$857,100	6.2%	Feb	810 Upper Lansdowne	\$1,115,000	\$1,180,400	-5.5%	Jun
99 Somerville	\$1,010,000	\$857,100	17.8%	Aug	717 Upper Roslyn	\$1,296,000	\$1,203,700	7.7%	Feb
9 Springfield	\$1,275,000	\$1,123,800	13.5%	Oct	730 Upper Roslyn	\$1,470,000	\$1,802,600	-18.5%	Mar
12 Springfield	\$800,000	\$865,500	-7.6%	May	473 Victoria	\$985,000	\$989,400	-0.4%	May
34 Springfield	\$830,000	\$778,800	6.57%	Nov	521 Victoria	\$870,000	\$964,600	-9.8%	Mar
465 Strathcona	\$1,728,000	\$1,732,900	-0.3%	Aug	535 Victoria	\$1,050,000	\$1,252,500	-16.2%	Jul
481 Strathcona	\$1,801,000	\$1,366,900	31.8%	Jul	608 Victoria	\$1,645,000	\$1,395,500	17.9%	Sep
28 Summit Crescent	\$5,000,000	\$5,313,800	-5.9%	Feb	657 Victoria	\$1,165,000	\$1,293,700	-9.9%	Sep
22 Sunnyside	\$2,000,000	\$1,396,100	43.26%	Nov	663 Victoria	\$1,415,000	\$1,090,700	29.73%	Dec
109 Sunnyside	\$1,365,000	\$1,265,600	7.9%	Jun	726 Victoria	\$1,145,000	\$933,400	22.7%	Jul
21 Surrey Gardens	\$2,200,000	\$1,862,500	18.1%	Dec	4326 Westmount Ave.	\$1,920,000	\$2,085,100	-7.9%	May
623 Sydenham	\$2,555,000	\$2,745,500	-6.9%	Jun	4338 Westmount Ave.	\$1,800,000	\$1,225,800	46.8%	Dec
28 Thornhill	\$1,189,000	\$892,700	33.2%	May	4347 Westmount Ave.	\$1,200,000	\$1,591,400	-24.6%	Feb
31 Thornhill	\$1,450,000	\$1,079,000	34.4%	Mar	4687 Westmount Ave.	\$1,680,284.62	\$1,660,900	1.2%	Aug
34 Thornhill	\$1,245,000	\$979,700	27.1%	Jan	4874 Westmount Ave.	\$1,335,000	\$995,200	34.1%	Oct
39 Thornhill	\$1,555,000	\$1,377,600	12.9%	Aug	24 Willow	\$2,225,000	\$1,731,700	28.5%	Nov
47 Thornhill	\$999,900	\$963,400	3.79%	Nov	34 Winchester	\$780,000	\$742,900	5.0%	Mar
101 Upper Bellevue	\$3,600,000	\$4,055,600	-11.2%	Mar	16 Windsor	\$870,000	\$707,300	23.0%	May
105 Upper Bellevue	\$5,280,000	\$4,055,600	30.2%	Dec	21 Windsor	\$1,450,000	\$1,224,100	18.5%	Jun
745 Upper Belmont	\$2,444,826.12	\$2,276,000	7.4%	Mar	54 Windsor	\$1,225,000	\$1,033,900	18.5%	Feb
788 Upper Belmont	\$1,770,000	\$1,789,700	-1.1%	Jan	55 Windsor	\$1,250,000	\$1,016,300	23.0%	Apr
792 Upper Belmont	\$1,270,000	\$1,328,200	-4.4%	Aug	332 Wood	\$1,850,000	\$1,737,300	6.5%	May
726 Upper Lansdowne	\$2,200,000	\$1,775,300	23.9%	Oct	370 Wood	\$1,470,000	\$1,344,700	9.3%	Jun
744 Upper Lansdowne	\$2,010,000	\$1,831,600	9.7%	Mar	427 Wood	\$1,350,000	\$1,241,400	8.7%	Jan
753 Upper Lansdowne	\$1,590,000	\$1,465,000	8.5%	Aug	500 Wood	\$2,161,500	\$2,259,000	-4.3%	Jun
759 Upper Lansdowne	\$2,320,000	\$1,999,100	16.1%	Jun	42 York	\$770,000	\$715,200	7.7%	Jul
770 Upper Lansdowne	\$1,875,000	\$1,624,600	15.4%	Oct					
792 Upper Lansdowne	\$1,550,000	\$1,475,400	5.1%	Jul					
					Average, 200 Single-family	\$1,728,662	\$1,589,892	8.7%	

continued on p. RE-24



514.603.9870  
tbaer@profusion.global  
Real Estate Broker

TINA BAER | 30 YEARS  
OF TRUSTED EXPERTISE



WESTMOUNT | \$3,388,000  
368 AV. REDFERN. MLS 9434898



WESTMOUNT | \$2,095,000  
4293 BOUL. DE MAISONNEUVE O. MLS 12604196



VILLE-MARIE | \$1,369,000  
12 RUE REDPATH-COURT. MLS 21617589



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Real Estate Brokers

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**514.592.4636**

**PROFUSION**  
IMMOBILIER

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

## HONESTY, DISCRETION & PROFESSIONALISM



621 AV. CLARKE | WESTMOUNT | \$ 8,000,800



29, ARLINGTON | WESTMOUNT | \$ 4,900 PER MONTH



1321 SHERBROOKE O. (2,200 SQ.FT.) | VILLE-MARIE | \$ 1,250,000



376, REDFERN (3,400 SQ.FT.) | WESTMOUNT | \$ 1,650,000



581 GROSVENOR | WESTMOUNT | \$ 2,850,000



432 MOUNT STEPHEN | WESTMOUNT | \$ 4,500/MO

Continued from RE-22

# A YEAR (2017) OF REAL ESTATE TRANSFERS

Address	Price	2017 Val	Ratio	Month
12-14 Sunnyside	\$13,500,000	\$8,192,900	64.8%	Mar
363-67 Redfern	\$2,800,000	\$2,482,600	12.8%	Feb
26 Edgehill + land	\$3,050,000	\$2,558,600	19.2%	Sep
Average, 3 Multiple sales	\$6,450,000	\$4,411,367	46.2%	
324-26 Elm	\$1,398,000	\$1,175,000	19.0%	Oct
1098-98A Greene	\$880,000	\$828,300	6.2%	Apr
135-37 Irvine	\$865,000	\$822,700	5.1%	Sep
334-36 Olivier	\$1,205,400	\$1,086,700	10.9%	Dec
Average, 4 Duplexes	\$1,087,100	\$978,175	11.1%	
46 Academy #18	\$636,000	\$600,300	5.9%	Jan
343 Clarke #6	\$563,000	\$615,600	-8.5%	Jul
399 Clarke #2E (205)	\$430,000	\$512,800	-16.1%	Jun
399 Clarke #3A (305)	\$620,000	\$594,600	4.3%	Sep
399 Clarke #3F (306)	\$445,000	\$493,700	-9.9%	Feb
399 Clarke #4A (404)	\$820,000	\$679,500	20.7%	Sep
4215 de Maisonneuve #1	\$300,000	\$293,100	2.4%	Jun
4215 de Maisonneuve #6	\$340,000	\$340,800	-0.2%	Oct
11 Hillside #102	\$480,000	\$346,500	38.5%	Aug
11 Hillside #110	\$469,000	\$366,200	28.1%	Mar
11 Hillside #215	\$315,000	\$287,900	9.4%	Jun
200 Lansdowne #302	\$495,000	\$672,800	-26.4%	Jun
200 Lansdowne #303	\$482,500	\$477,700	1.0%	May
175 Metcalfe #205	\$525,000	\$465,900	12.7%	Jun
175 Metcalfe #210	\$684,000	\$669,400	2.2%	May
175 Metcalfe #307	\$1,509,000	\$1,671,800	-9.7%	Aug
175 Metcalfe #402	\$719,000	\$751,000	-4.3%	Jul
175 Metcalfe #602	\$1,087,192.87	\$1,174,900	-7.5%	Jan
215 Redfern #108	\$543,596	\$1,251,200	-56.6%	Feb
215 Redfern #204	\$764,296.58	\$926,700	-17.5%	Jul
215 Redfern #205	\$986,301.37	\$1,130,900	-12.8%	Feb
215 Redfern #306	\$587,084	\$926,500	-36.6%	Dec
215 Redfern #308	\$2,350,000	\$1,614,100	45.6%	Sep
215 Redfern #401	\$2,162,500	\$1,862,900	16.1%	May
215 Redfern #403	\$958,000	\$709,800	35.0%	Aug
215 Redfern #405	\$1,080,000	\$958,600	12.7%	Jun
215 Redfern #411	\$1,478,582	\$1,736,100	-14.8%	Jul
215 Redfern #507	\$1,412,824.52	\$1,723,000	-18.0%	May
215 Redfern #601	\$2,217,064.55	\$2,341,500	-5.3%	May
215 Redfern #603	\$998,912.81	\$1,236,500	-19.2%	Aug
215 Redfern #604	\$1,021,961.2	\$1,193,000	-14.3%	Nov
215 Redfern #606	\$2,304,414.01	\$3,039,700	-24.2%	Sep
215 Redfern #608	\$2,572,287.45	\$2,636,900	-2.5%	Jun
4175 St. Catherine #302	\$785,000	\$847,700	-7.4%	Jul
4175 St. Catherine #1903	\$1,950,000	\$1,513,600	28.8%	May
4410 St. Catherine #4B	\$473,000	\$486,200	-2.7%	Mar

Address	Price	2017 Val	Ratio	Month
4476 St. Catherine #402	\$415,000	\$396,100	4.8%	Feb
4476 St. Catherine #404	\$445,000	\$511,200	-12.9%	Jun
4476 St. Catherine #503	\$477,000	\$537,400	-11.2%	May
4700 St. Catherine #311	\$650,000	\$701,800	-7.4%	Dec
4700 St. Catherine #407	\$615,000	\$592,300	3.8%	Aug
4700 St. Catherine #707	\$550,000	\$553,100	-0.6%	Jul
4160 Sherbrooke #301	\$1,200,000	\$839,500	42.9%	Aug
4450 Sherbrooke #2	\$1,393,788.53	\$916,700	52.04%	Dec
205 Victoria #102	\$500,000	\$506,400	-1.26%	Nov
205 Victoria #202	\$575,000	\$535,800	7.3%	Jun
1 Wood #203	\$675,000	\$877,400	-23.1%	May
1 Wood #403	\$1,560,000	\$1,289,100	21.0%	May
1 Wood #602	\$1,390,000	\$1,251,500	11.1%	Oct
1 Wood #902	\$1,400,000	\$1,802,200	-22.3%	Jan
1 Wood #2302	\$3,479,017.18	\$2,535,300	37.2%	Mar
10 York #104	\$565,000	\$473,500	19.3%	Dec
Average, 52 Apartment-condos	\$989,525	\$989,783	-0.0%	
347 Clarke	\$350,000	\$325,400	7.6%	Jun
469 Grosvenor	\$565,000	\$698,900	-19.2%	Feb
12B Ingleside	\$505,000	\$503,300	0.3%	Mar
394 Lansdowne	\$626,500	\$551,300	13.6%	Sep
428 Mount Stephen	\$865,000	\$826,900	4.61%	Nov
510 Prince Albert	\$740,000	\$664,300	11.4%	Aug
541 Prince Albert	\$555,000	\$573,000	-3.1%	Feb
3171 St. Antoine	\$385,000	\$359,900	7.0%	Oct
4658 St. Catherine	\$1,875,000	\$1,553,500	20.7%	Jun
17 York	\$542,500	\$536,300	1.2%	Jan
Average, 10 Duplex-condos	\$700,900	\$659,280	6.3%	
4832 St. Catherine	\$723,000	\$568,400	27.2%	Oct
Average, 1 townhouse-condo	\$723,000	\$568,400	27.2%	
50-52 Columbia, 46%	\$416,135	\$369,334	12.7%	Aug
4721 de Maisonneuve, 43.6%	\$514,500	\$578,790	-11.1%	Sep
243 Kensington, 48%	\$757,500	\$537,552	40.9%	Jan
535-37 Prince Albert, 40%	\$565,000	\$365,480	54.6%	Aug
3157-61 St. Antoine, 32.85%	\$310,000	\$285,992	8.4%	Jan
680 Victoria/4760 The Boul., 36%	\$2,360,000	\$1,689,300	39.7%	Apr
Average, 6 Share-sales	\$820,523	\$637,741	28.7%	

Other reported sales:

1100 Atwater	\$10,000,000	\$14,500,000	-31.0%	Apr
1-3 Hillside	\$3,025,000	\$1,934,800	56.3%	Jul
4055 St. Catherine #128	\$151,500	\$64,000	136.7%	Jun
4055 St. Catherine, com. space	\$1,400,000	\$981,700	42.6%	Feb
4910 Sherbrooke	\$1,250,000	\$1,026,300	21.8%	Dec
1-1A Weredale/4006 Dorchester	\$2,400,000	\$1,563,700	53.5%	Aug

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RENTAL



**Westmount**  
**37 Holton** asking \$7500/month

RENTAL



**Westmount**  
**352 Grosvenor** asking \$3400/month

SOLD OVER ASKING

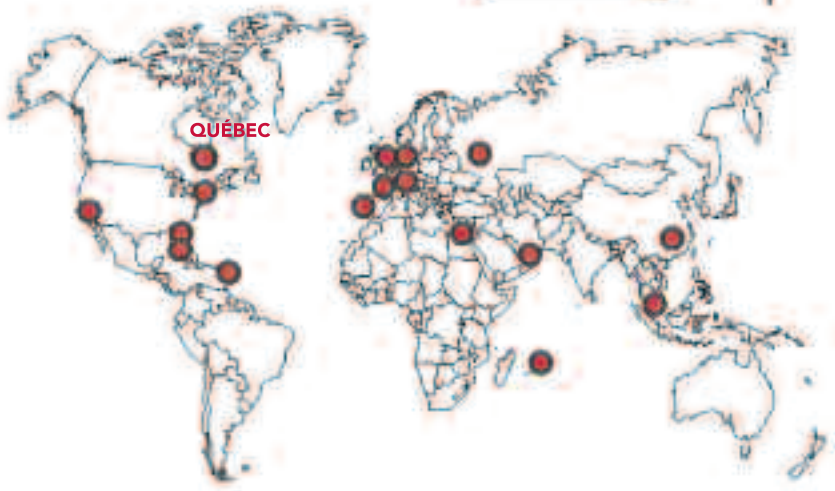


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Victoria Hall's many faces

# Bowling, Masons, fire, rebuilding and renovation



CAROLINE BRESLAW

The arched doorways of Victoria Hall welcome us to a myriad of events and activities – the Friends of the Library book sales, the Artisans’ Festival, dramatic pre-

sentations, concerts, large gatherings, classes, and much more. In 1898, as the Westmount Public Library was being built, residents asked for a community centre to be included in the new park. Robert Findlay, the library’s architect, designed a building matching its architectural style and materials.

Victoria Jubilee Hall was opened in 1899. It housed a large auditorium, a Masonic lodge room, music studios, a meeting hall and swimming baths. Later, a



Original Victoria Jubilee Hall, from the WHA’s archives.

bowling alley and billiard room were added. A fire in 1924 destroyed the much-loved building.

A stone Victoria Hall was built in 1925 by the firm of Hutchison and Wood. Its castle-like appearance, with a central tower and turrets, is very like Westmount city hall, built three years earlier.

The Westmount YMCA had opened across the street in 1912, so some of the former sports facilities were no longer needed. The new municipal centre had a large hall with a balcony and stage. Many concerts and dances took place there in the 1930s and 1940s, with the young Oscar

Peterson and the Johnny Holmes Band performing. Since 1979, its basement has been joined to Manoir Westmount, a seniors’ residence run by the Rotary Club, and houses its dining room, lounges and kitchen.

Victoria Hall was completely renovated and restored in 1998 by Fournier, Gersovitz & Moss. In 1999, the same architectural firm designed the Gallery at Victoria Hall, matching the exterior of the adjoining building.

Victoria Hall forms part of the cultural and recreational heart of the city in Westmount Park.



Victoria Hall in the early days in 1939, from the WHA’s archives.



Vic Hall as it is today, from the WHA’s archives.



Fire at Victoria Jubilee Hall in 1924, from the WHA’s archives.

# LIVE M SUR LA MONTAGNE

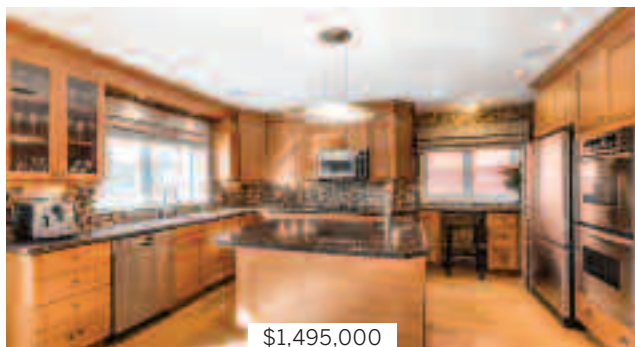
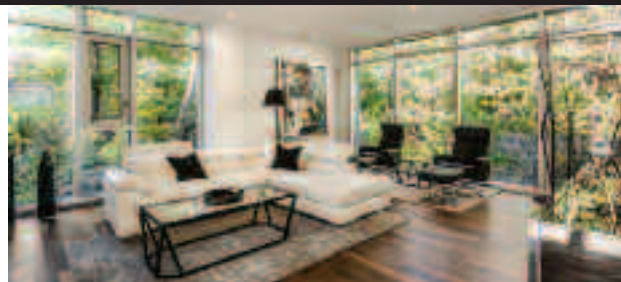
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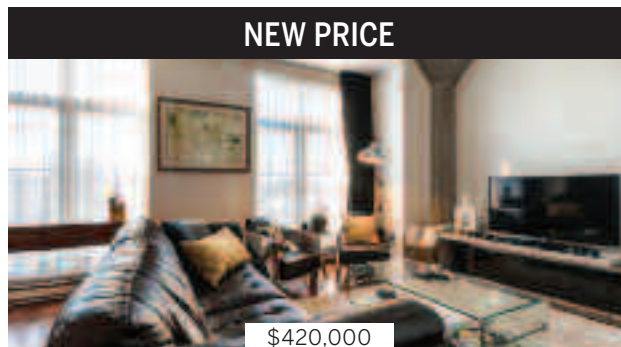
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