

# Spotlight on Real Estate

March 23, 2021

*Pull-out section*



165 Edgehill Rd. on March 17.

PHOTO: RALPH THOMPSON FOR THE WESTMOUNT INDEPENDENT.



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DUPLEX WITH 3 SEPARATE UNITS



NEW LISTING

Notre-Dame-de-Grâce | 4397-4399 Av. Earnscliffe | \$699,000-\$1,550,000

FULLY FURNISHED ROW HOUSE



NEW LISTING

Westmount | 11 Av. Ingleside | \$5,000/M

LARGE AND SUNNY UPPER DUPLEX



NEW LISTING

Côte-des-Neiges | 4732 Av. Victoria  
\$3,300/M

IN THE HEART OF QUARTIER DES SPECTACLES



NEW LISTING

Ville-Marie | 366 Rue Mayor, Apt. 607  
\$1,750/M

NEW CONSTRUCTION



NEW LISTING

Potton QC | Ch. de Leadville  
\$850,000

CORNER UNIT WITH OPEN SPACE CONCEPT



NEW LISTING

Westmount | 205 Av. Victoria, Apt. 202  
\$2,800/M

LOWER DUPLEX IN IDEAL LOCATION



NEW LISTING

Notre-Dame-de-Grâce  
3480 Av Prud'homme | \$2,000/M

FULLY FURNISHED STUDIO APARTMENT



NEW LISTING

Golden Square Mile  
3470 Rue Simpson, Apt. 408 | \$239,000

2 STORIES UNIT



SOLD\*

Le Plateau Mont-Royal  
4141 Rue St-Hubert, Apt. 3

4 BEDROOMS IN GREAT LOCATION



SOLD\*

Montréal-West  
320 Av. Ballantyne N.



## Work continues on Atwater Metro ‘roof’



de Maisonneuve remains closed at Atwater as the Société de transport de Montréal (STM) works on the roof of the Atwater Metro station under the roadway. Despite an original December 2020 projected end date (see September 10, 2019, p. 8 and September 1, 2020, p. 21), the STM has been projecting an end of June 2021 since late last year (see December 8, p. 4). Work began in April 2019. The site is seen here from Alexis Nihon on March 17.

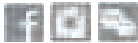
PHOTO: INDEPENDENT.



29, Chemin Ramezay, Westmount  
\$12,500,000



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Targetting ages 18 months to 5 years

# Somerville tot-lot to get new play activities, equipment

BY LAUREEN SWEENEY

A complete redo of the Somerville tot-lot was launched by city council at its March 15 meeting when a contract was awarded to purchase playground equipment targetting ages 18 months to five

years and consisting of some 25 activities. The equipment will come from Atmosphäre Inc. at its bid cost of \$85,250, including tax credits. “It’s a special little park,” said Councillor Cynthia Lulham, whose urban planning commissionership includes parks. “We’re

very excited about it because there will be a separate contract soon for the landscaping, paths and fence.” The equipment proposed is constructed from all-natural robinia wood, which is a sturdy hard wood that is indigenous to Quebec, she said. It is intended to meet the various developmental and physical needs of the young users and exceeds the standards for accessibility under the American with Disabilities Act (ADA). The equipment and activities proposed

include a swing set, a “birds’ nest” swing seat to accommodate multiple users, baby seats, a wood spinner, “bumble bee” wood bouncer, two plastic slides, chin-up bar, hammock seat, rope climber, stairs, and wheelchair accessible window/play service counter. There will also be a drinking fountain and the fence will be of decorative black metal similar to what the city has been using in Westmount Park and at dog runs.



ILLUSTRATIONS COURTESY OF THE CITY OF WESTMOUNT.



The Somerville tot-lot on March 18.

PHOTO: INDEPENDENT.

## Christmas never ends



Last week (p. 20), we asked if Christmas ever ends. The answer this week? No. This Christmas tree was seen on March 15 on de Maisonneuve near Roslyn Ave.

PHOTO: INDEPENDENT.





**Joseph Montanaro**

Courtier Immobilier | B.Arch | Real Estate Broker

# HIGHEST SINGLE-FAMILY HOME SALE ON THE ISLAND OF MONTREAL IN 2021\*

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\*Houses sold on Centris as of 03/15/2021

RE/MAX Action | Agence immobilière





AV. ROSLYN | WESTMOUNT



AV. THORNHILL | WESTMOUNT



AV. LANSDOWNE | WESTMOUNT



\$1,350,000

RUE DU DOMINION | LE SUD-OUEST



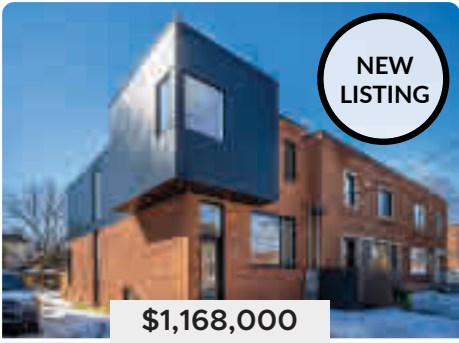
AV. UPPER-BELMONT | WESTMOUNT



AV. HOLTON | WESTMOUNT



AV. THORNHILL | WESTMOUNT



\$1,168,000

AV. CONNAUGHT | CDN/NDG

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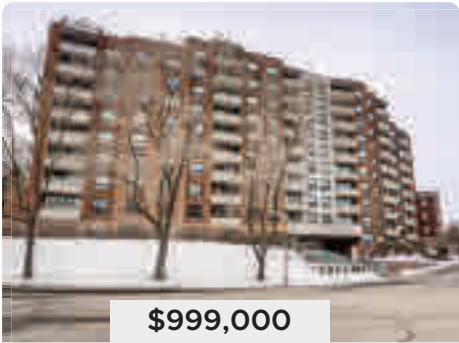


From left to right: **Peter Higgins**, Real Estate Broker, **Jonathan Martinet**, Real Estate Broker, **Christina Miller**, Real Estate Broker, **Marie-Alice Couret**, Client Care Manager, **Pascal Couillard**, Residential Real Estate Broker, **Stephanie Murray**, Real Estate Broker. Missing from the picture: **Julie Lacroix**, Real Estate Broker, **Nathalie Malzoum**, Residential Real Estate Broker, **Carlos Martinez**, Residential Real Estate Broker, **Julie-Eve Matte**, Executive Manager (Administration, Listings & Sales), **Michael Ayoub**, Marketing Director



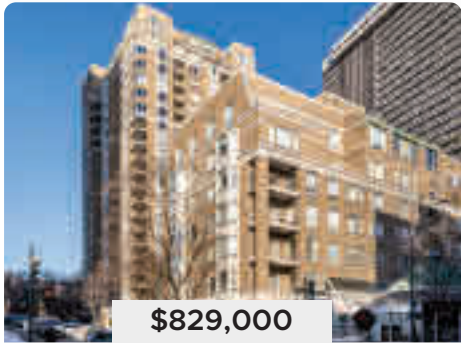
\$2,099,000

CÔTE-ST-ANTOINE | WESTMOUNT



\$999,000

AV. LANSDOWNE | WESTMOUNT



\$829,000

AV. WOOD | WESTMOUNT



\$469,000

AV. REDFERN | WESTMOUNT

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# fifteenyears

AND COUNTING...

In March 2006, while driving through the snowy streets of Montreal, an old friend inspired me to put passion to purpose and with that I began what has become a 15 year journey in real estate.

I am grateful to those first few families who gave me an opportunity to prove myself and to all those that have trusted me since.

I am grateful to the many dedicated and brilliant people with whom I have had the privilege of working with along the way. From my first hire to the current team, you have made us shine.

I am grateful to my family and close friends who have been supportive of my profession that is most definitely not 'Monday to Friday, nine to five'.

Finally, I am grateful for colleagues and the community, partners and problem solvers, learning and laughter, sales and celebrations, challenges and cheers. Variety truly is the spice of life.

I am excited and optimistic about all the people and the adventures that lie ahead. This last year has reminded us that home can mean many things and that there is no place quite like it.

**Here's to 15 years!**



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BROKERS IN QUEBEC

\*Since 2006



## Council approves 12 permits at March 1 meeting

The following 12 requests for demolition, exterior construction, alteration and renovation were approved at the March 1 meeting of the city council. There were no refusals.

- Approved**
- 15 Aberdeen:** to build a new deck and pergola in a modified configuration than what was previously approved;
  - 72 Sunnyside:** to add a three-storey addition on the rear façade of the residence and modify a window opening on the east side façade;
  - 418 Wood:** to replace a brick wall on the rear façade;
  - 4864 St. Catherine:** at a Category I house, to replace the roofing, excluding the slate mansard provided the colour and tone of the new shingles match that of the existing slate mansard roof;
  - 420 Mount Stephen Lane:** to build a new multi-level deck at the rear, modify the basement entrance, replace the fences and do landscaping in the rear yard;
  - 632 Clarke:** at a Category I house, to build a new balcony and stairs at the rear and modify a window opening to accommodate a door on the rear façade;

- 17 Anwoth:** to renovate the rear balconies;
- 633 Lansdowne:** to replace the front doors at ground floor and upper level;
- 4479 St. Catherine:** to install a new sign for “Lachance & Co.”, including replacement
- of the plywood by tinned copper;
- 66 Arlington:** to replace windows;
- 346 Victoria:** to renovate the storefront and modify the entryway;
- 17 Willow:** to replace the front windows

provided the double-hung windows have 2-by-5 squares in the upper sash as per the original design shown in the city’s archival drawings.



The sign of St. Catherine St’s Lachance & Co. hearing aids is just visible through the scaffolding, as seen March 19. PHOTO: INDEPENDENT.

CDN

Sold

4890 Ch.Mira,  
Cote-des-Neiges

Westmount

\$7,780,000

Upper-Bellevue,  
Westmount

Mercier

\$1,798,000

2019-2029 Rue Darling  
Hochelaga-Maisonneuve

Downtown

\$1,600,000

1450 Boul. Rene-Levesque  
#3405  
Ville-Marie

L' Ile-Bizard

\$1,398,000

2345 Ch.Du Bord-Du-Lac  
L' Ile-Bizard

Vaudreuil-Dorion

\$1,098,000

1976 Rue Perodeau  
Vaudreuil-Dorion

Sherbrooke

\$5,500,000

135 Rue Sanborn  
Sherbrooke

Hampstead

Sold

25 Rue Northcote  
Hampstead

Downtown

Sold

1451 Rue Parthenais#202  
Ville-Marie

\$349,000

2910 Rue Ontario E.#216  
Ville-Marie

\$733,000

1800 Boul.Rene-Levesque#1010  
Ville-Marie

\$499,000

1188 Av. Union#2806  
Ville-Marie

\$519,000-\$799,000

1288 Av.des Canadiens-de  
-Montreal.#2415 #2706,  
Ville-Marie

\$458,000

1800 Boul.Rene-Levesque#1009  
Ville-Marie

\$549,000

1050 Rue Drummond  
#2202  
Ville-Marie

\$369,000-\$395,000

1150 Rue St-Denis  
#1005 #1006  
Ville-Marie

Old Port

\$409,000

370 Rue St-Andre#104  
Ville-Marie

Griffintown

\$599,000

350 Rue Eleanor#TH104  
Griffintown

\$449,000

195 Rue Peel#1606  
Griffintown

\$299,000+tx-\$639,000+tx

1222 Rue des Bassins  
Griffintown

\$435,000

185 rue du Seminaire#1408  
Griffintown

Monteregie

\$629,000

650 Rang Saint-Regis  
Saint-Isidore

Nun's Island

\$399,000

111 Ch.de la Pointe-Nord#419  
Ile-des-Soeurs

St-Laurent

Sold

1380 Rue Crevier  
St-Laurent

Laval

\$799,000

1232-1236 Rue Bleriot  
Laval

Sold

991 Mtee Champagne#404  
Laval

Downtown

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1288 Rue St-Antoine  
Ville-Marie

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GRIFFINTOWN | \$3,650,000



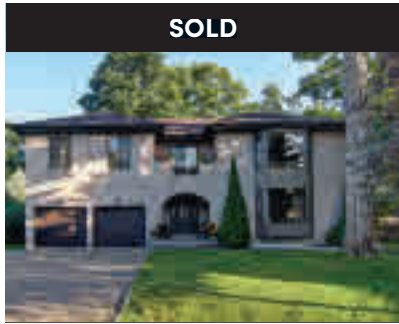
WESTMOUNT | \$2,695,000



WESTMOUNT | \$1,995,000



CÔTE-DES-NEIGES | \$1,325,000



BEACONSFIELD



NUNS' ISLAND

\*The most important sale published on Centris in Nuns' Island in the Single-family category on March 12, 2021.

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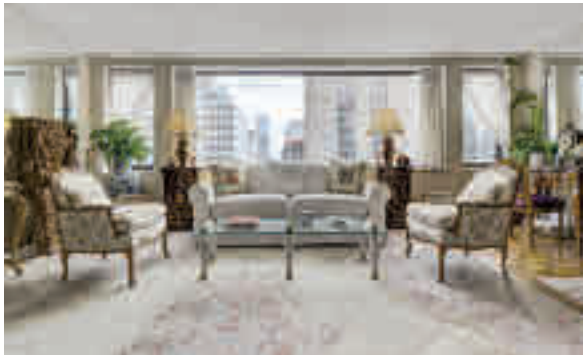
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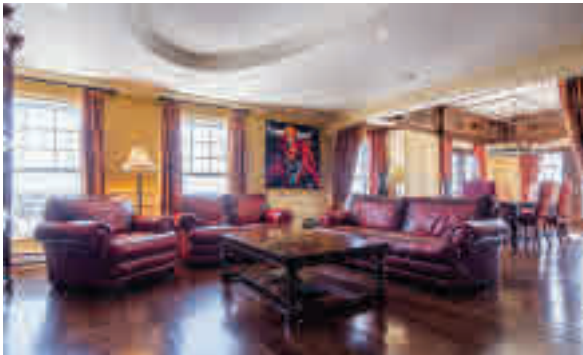
**VILLE-MARIE | 76 RUE PRINCE TH101 | \$995.000**  
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**VILLE-MARIE | 76 RUE PRINCE TH101 | \$995.000**  
Modern Custom designed 2 bedroom Town-home in the Old Port.  
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**VILLE-MARIE | 1455 RUE SHERBROOKE O. #512 | \$699.000**  
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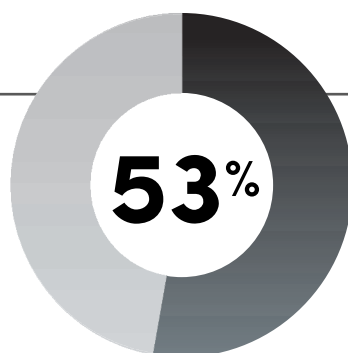
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\* Source Centris ®, Highest sale ever recorded for Notre-Dame-de-Grâce in MLS.

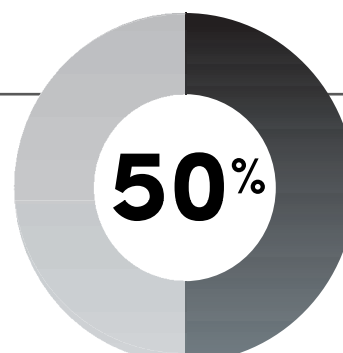
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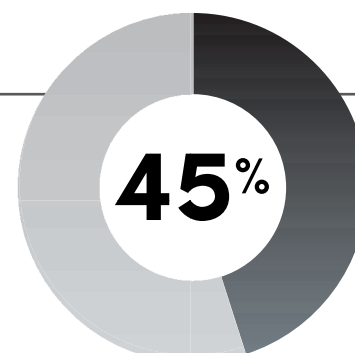
# OUR 2020 MARKET SHARES\*



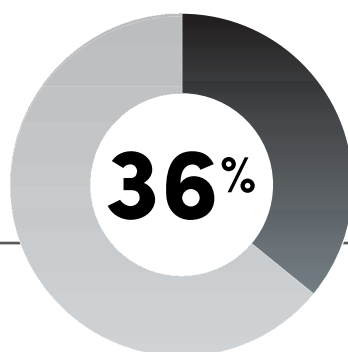
1M\$ + CONDOMINIUM  
SALES IN WESTMOUNT\*\*



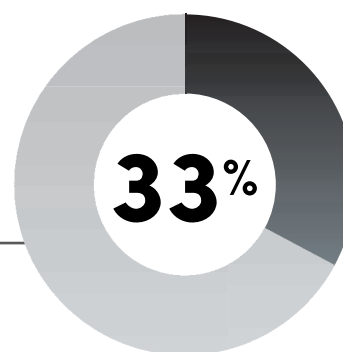
2M\$ + SINGLE-FAMILY HOMES  
SALES IN NUN'S ISLAND



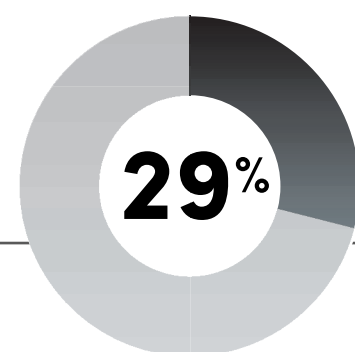
1M\$ + SINGLE-FAMILY HOMES  
SALES IN MONTREAL-WEST



2M\$ + SINGLE-FAMILY HOMES  
SALES IN HAMPSTEAD



2.5M\$ + SINGLE-FAMILY HOMES  
SALES IN BAIE-D'URFÉ



2M\$ + SINGLE-FAMILY HOMES  
SALES IN WESTMOUNT

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\* Source Centris \*: Sales from January 1st to December 31st 2020 where Profusion Immobilier were either listing and/or selling broker. \*\* Excluding new constructions.



Real estate projects under way

# Guide to the *Independent's* coverage of recent, substantial work

**NEW HOUSES**

480 Mount Pleasant, August 18, 2020, p. 14

Townhouses on Hillside (at Metcalfe), finishing, March 2, p. 26

3733 The Boulevard, September 22, 2020, p. RE-3

473 Roslyn Ave., September 22, 2020, p. RE-3

**MAJOR PRIVATE PROJECTS**

**Southeast**

Former site of St. Stephen's church at Dorchester & Atwater, *no plans to share yet*, March 6, 2018, p. 18 & October 27, 2020, p. RE-8

Former Packard/Subaru building at 4024-32 St. Catherine, *possibility of new owner*, September 22, 2020, p. RE-28,

*but no new owner when the Independent checked the property roll last week.*

4014-22 St. Catherine, *work slowed by pandemic*, October 27, 2020, p. RE-18 & p. RE-24 of this issue

1111 Atwater Ave. condo & seniors' home, *under construction*, see June 11, 2019, p. 20

Empty lot at 4216 Dorchester, *in approval process*, September 22, 2020, p. RE-20 & May 12, 2020, p. 10

**Southwest**

4898 de Maisonneuve (at Prince Albert), *work about to begin*, November 17, 2020, p. 11, *but has not begun*, p. RE-24 of this issue

500 Claremont rental apartments, *work is well under way*, see August 13, 2019, p. 4

Groupe Maurice seniors' home in NDG

at de Maisonneuve & Claremont, *work is well under way*, p. RE-19 of this issue

Jardins Westmount (former Selby campus of Dawson College CEGEP), *new owner*, January 19, p. 4

**Centre**

Hillside armoury, *in approval process*, see October 27, 2020, p. 1

Perrette's/Westmount Bar B-Q site at 4469 St. Catherine near Metcalfe, *started*, March 2, p. 26

**Upper**

Mountainside Church, *sold but not yet de-consecrated*, see June 4, 2019, p. 1 *and may become a mosque*, November 10, 2020, p. 1 & p. RE-24 of this issue

**PUBLIC PROJECTS**

Atwater Metro roof at Atwater & de

Maisonneuve, *despite previously announced end dates, the work is now slated to continue until June*, p. RE-3 of this issue

'Projet Vendôme' pedestrian tunnel to MUHC's Glen hospital in NDG, *opening announcement imminent*, p. RE-16 of this issue

Westmount Park School, *school board optimistic about September re-opening*, February 16, p. 7

St. Léon's elementary school, *expansion project approved*, May 26, 2020, p. 6 & *plan for, and history of, building*, April 23, 2019 p. 1, *and started*, below

City of Westmount's conservatory, *workers on site doing demolition/prep work*, March 9, p. 17 & February 23, p. 1

City hall roof, September 22, 2019, p. RE 27 *and work continues to the present day.*



Work on St. Leo's extension has begun, as seen March 17 from Kitchener Ave.



# CELEBRATING MORE THAN 20 SUCCESSFUL YEARS IN THE WESTMOUNT REAL ESTATE MARKET

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### 3 WESTMOUNT SQUARE



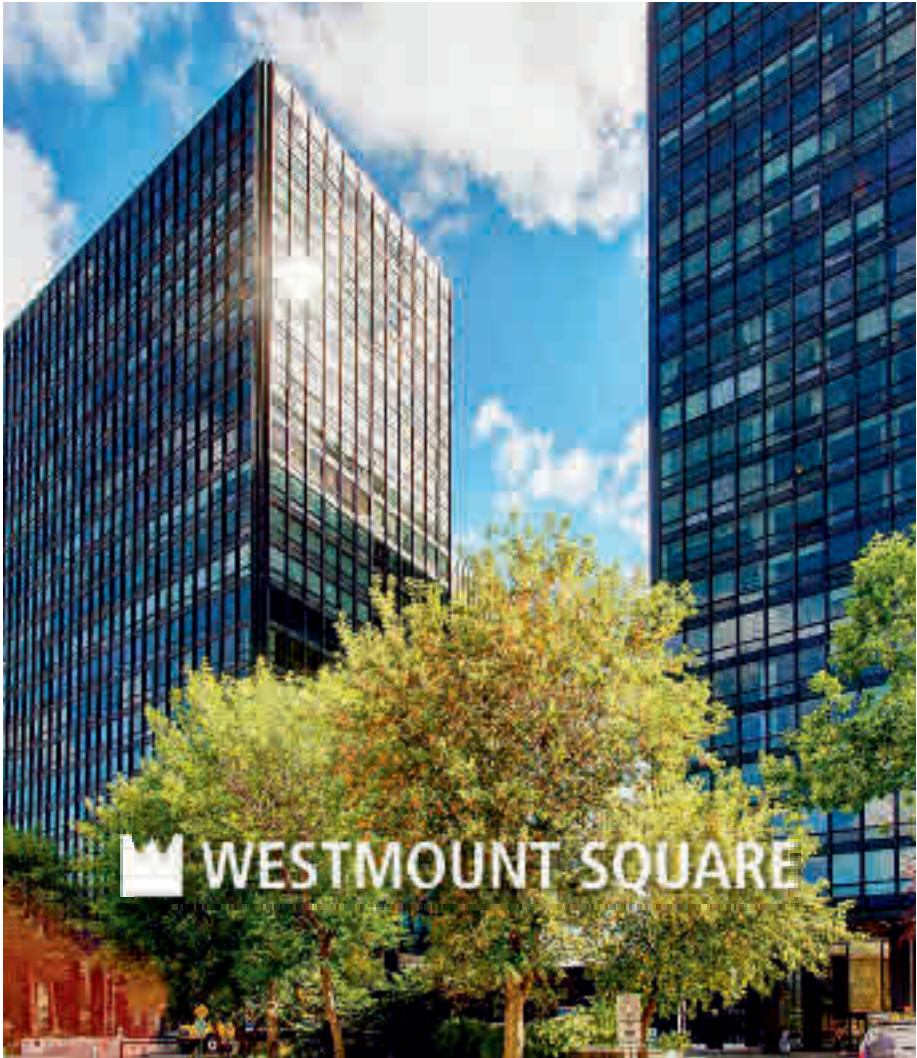
**3 WS** **MLS : 16812402**  
Luminous 1475 SF condo w/ open concept kitchen.



**3 WS** **MLS : 25873836**  
Spacious unit on the 19th floor w/ breathtaking views.



**3 WS** **MLS : 26188940**  
Comfortable unit with luminous open space.



**WESTMOUNT SQUARE**

### 2 WESTMOUNT SQUARE



**2 WS** **MLS : 21367164**  
Gorgeous condo w/ open concept kitchen & breathtaking views.



**2 WS** **MLS : 23189943**  
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**2 WS** **MLS : 20376451**  
Fully renovated, this unit offers breathtaking views of the Mountain.

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**WESTMOUNT**  
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MLS : 21419057



**WESTMOUNT**  
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**AHUNTSIC**  
4 bedroom with a large terrace and splendid garden.

MLS : 18467706



**VILLE-MARIE**  
Welcome to the Tour des Canadiens II  
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MLS 26244042

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# Opening-date announcement imminent for Vendôme Metro/MUHC tunnel

By Martin C. Barry

After saying that a pedestrian tunnel linking the Vendôme Metro station in NDG to the McGill University Health Centre campus would finally open this spring after years of construction, Montreal’s transit authority says it will be able to announce a specific date by next week.

After work started on the project in October 2017, the Société de Transport de Montréal (STM) expected to have completed the tunnel under the Exo commuter railway line by the autumn of 2018.

But, for technical reasons that arose while excavating and building the tunnel, the work was delayed until the spring of 2019, after which completion was again postponed until the fall of 2020.



The de Maisonneuve entrance to the almost finished tunnel in NDG on March 18. It will link the Vendôme Metro station to the MUHC’s Glen super-hospital.

In the most recent update last year, a new deadline was set for the spring of 2021.

As part of the project, a new entrance pavilion is being created for the Vendôme Metro station, since the current one, ac-

cording to the STM, isn’t easily accessible by persons with physical disabilities or limitations.

The new entranceway, as well as the train platforms, the pedestrian tunnel and

surface infrastructures, are going to be equipped with elevators, and will be universally accessible thanks to the use of wing gates and wider motorized butterfly doors.



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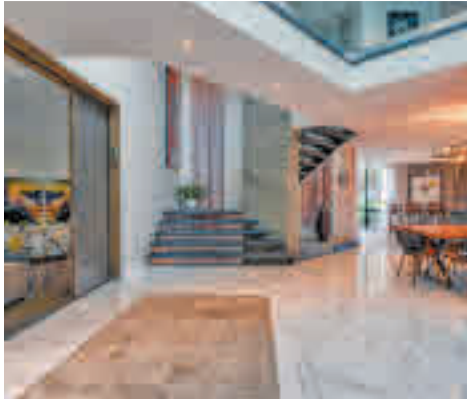
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SOLD



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**Montreal | L'Île Bizard**

Large split-level Grilli home in a fantastic location just steps to shops, grocery store & pharmacy. 4 bedrooms, 2 + 1 bathrooms, central A/C, renovated kitchen, double garage. 8,400 square foot lot. Concrete in-ground pool.



RETAIL WATCH

If you have retail news, please email us at [editor@westmountindependent.com](mailto:editor@westmountindependent.com). Major changes since the last coverage (September 22, 2020, p. RE-30) in bold.

GREENE AVE. AREA

*New*  
**Greiche & Scaff in Alexis Nihon.**

*Coming*  
**Sofia Zakia jewellery. 1373 Greene.**  
**Bazaar Oriental grocery store. 4051 St. Catherine, east of Wood Ave., former site of Orthosport.**

*Moving*  
**Harry Toulch optometrist from 1327 Greene to 4148 St. Catherine, east of Greene, and becoming Optik Avenue optometrists.**

*Not in retail use*  
1394 Greene Ave. (south of Sherbrooke), former site of Lululemon and, before that, the Bank of Nova Scotia.  
1368 Greene (basement) former site of Fleuressence  
1362 Greene Ave., former site of Bistro on the Avenue  
1358-60 Greene Ave.  
1347 Greene Ave.  
**1346 Greene former site of Tony’s shoes.**  
1329 Greene, former site of Galerie d’Este, now at 4396 St Lawrence Blvd.  
1233 Greene, former site of Starbucks.  
1215 Greene Ave., former site of Lou Goldberg Jeweller.  
1212 Greene Ave.  
1201 Greene Ave, former site of Liv.

4024A St. Catherine St. (east of Atwater), former site of Tutti Frutti  
4026 St. Catherine St., former site of Morning Glory  
4026A St. Catherine St., former site of Tia Maria prêt a porter  
4028 St. Catherine St.  
**4124 St. Catherine St., former site of Lucille’s, which continues at other locations.**  
4142 St. Catherine St.  
4146 St. Catherine St., former site of Jendo nails.  
4207 St. Catherine St. former site of Arevco  
**Three first-floor, one second-floor and five basement units in Alexis Nihon. Five units in Westmount Square.**  
Greene area vacancies: 22  
Estimated\* number of storefronts: 96  
Estimated unit vacancy rate: 23 percent (September 2020: 18 percent)  
The Greene Ave. area totals exclude Westmount Square and Alexis Nihon.

VICTORIA VILLAGE

*New*  
*North side of Sherbrooke*  
**La vie est Belle/M.T.L. Bagel. 5003 Sherbrooke St., former site of Copper Branch.**  
**Les Dames de Nohant women’s clothing store. 4927 Sherbrooke St. (upper) former site of Au Sommet pop-up store**  
**Iris Setlakwe women’s clothing store. 4925 Sherbrooke, formerly used by**

**Sarah Pacini, which continues at 4919 Sherbrooke St.**  
**Cookery kitchen supplies. 4859 Sherbrooke St., former site of David’s Tea.**

*South side of Sherbrooke*  
**The Studio training facility. 4924 Sherbrooke St., former site of North Face.**  
**Westmount Barbecue, 4922 Sherbrooke St., former site of Kavos.**

*Other*  
**Franquette restaurant. 374 Victoria Ave.**  
**Kinatex Sports Physio. 245 Victoria, former site of Spa Aliyah.**  
**Mouton Royal clothing store. 39 Somerville, former site of Farfelu gallery.**

*Coming*  
Belvedere York real estate brokerage. 346 Victoria.

*Closing*  
**WANT Apothecary, 4960 Sherbrooke St. It will continue as a website.**

*Moving*  
**Olives en Folie at 386 Victoria will be moving March 26 to 1744 William St. in Griffintown.**

*Not in retail use*  
*South side of Sherbrooke*  
4830 Sherbrooke St., former site of Daoust, which is now at 345 Victoria.

4858 Sherbrooke, former site of Brasserie Melrose, Brasserie Central, Well House and Mess Hall.  
4908 Sherbrooke St., former site of Naïf  
4920 Sherbrooke St., former site of La Canadienne’s Westmount location  
4926 Sherbrooke St., (top) former site of Evolve toy pop-up store and, before that, JoshuaDavid  
**4926 Sherbrooke St. (bottom), former site of La Strada shoe shop.**  
**5080 Sherbrooke St., former site Zone**  
5014 Sherbrooke St, former site of Bois et Cuir, which has moved to 3000 St. Antoine St. W., at Atwater Ave.  
*North side of Sherbrooke*  
4823 Sherbrooke St., former site of Pier 1  
4825 Sherbrooke St., former site of Gascogne  
**4879 Sherbrooke, former site of “shoe liquidation” and before that, Rudsak.**  
4915 Sherbrooke St., former site of Ben & Tournesol and Wilfred & Adrienne, now operating at 4937 Sherbrooke St.  
4935 Sherbrooke St., former site of Envers  
5001 Sherbrooke St., former site of Second Cup  
*Victoria Ave.*  
320A Victoria  
322A Victoria, former site of Astri Prugger design  
342A Victoria, former site of Petit Lapin gluten-free bakery  
344 Victoria, former site of Déjà Porté consentment store.  
344A Victoria, former site of Consignment Chic(k).  
**390 Victoria, former site of Cipan.**  
392 Victoria. former site of Pretty Ballerinas  
Victoria village vacancies: 22  
Estimated\* number of storefronts: 134  
Estimated unit vacancy rate: 16 percent (September 2020: 18 percent)

OTHER

*New*  
**Imagine Realities. 4431 St. Catherine St., former site of McGuigan Pepin, whose real estate brokers are now at Royal LePage Heritage.**

*Not in retail use*  
**4447 St. Catherine St., former site of Ruth Stalker antiques, now at 155 Hillside**  
4498 St. Catherine St., former site of Clifford’s grocery store  
\*The *Independent* has tried to count all the store spaces accessible from street level, which usually means up to one level above or below the sidewalk. Some judgement was required.



After 36 years and “a good run” on St. Catherine St. at Metcalfe, pictured above on March 19, Ruth Stalker antiques has moved out, but the shop will continue to serve the public from its warehouse at 155 Hillside, just around the corner. It is best to call for an appointment at 514.931.0822.

PHOTO: INDEPENDENT.



## Views from above, of digging deep down



The work on the Groupe Maurice seniors' residence at St. Catherine, de Maisonneuve and Claremont in NDG on December 1, January 13 and February 18 and March 19.

PHOTOS: HARVEY AISENTHAL.

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Thank you Lorri for a most pleasant transaction in the purchase of my new home, all the while smoothly dealing with my husband's estate reps. You were so professionally knowledgeable, attentive and helpful, it was greatly appreciated!

*P.R. Westmount*

Lorri a accompagné notre famille dans la recherche d'une résidence secondaire dans la région de Knowlton et elle connaissait également très bien cette région. Lorri nous a aidés à voir et évaluer nos différentes options pour arriver à notre maison de rêve au Lac Brome.

Nous avons beaucoup apprécié que Lorri était toujours là pour nous et pour promouvoir nos intérêts – une qualité hors pareil.

*M.E.D., Westmount*

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# 471, 473 & 475 Argyle: Turn-of-the-century development



Real Estate

ANDY DODGE

The whole idea of “tract development” in the 19th century was the notion of building two or three houses at the same time, moving into one and renting out the others, often semi-detached or attached and straddling the lot lines so carefully designed by Westmount’s founding fathers as the town was being planned in the 1870s.

In the early 19th century, Westmount mountain was gaining the attention of wealthy anglophone – mainly Scottish – businesspeople who were building grand villas and developing farms and orchards on the land rising up the hill from Côte St. Antoine Rd, also known – briefly, it seems

– 1874 –

Village of Notre Dame de Grâce (area of current-day Westmount and NDG) incorporated

– 1876 –

Village of Côte St. Antoine (area of current-day Westmount) breaks away. It become a town in 1890.

– 1888 –

wooden railway bridge opens over Glen Rd., southwest of current-day Westmount recreation centre. It is replaced by the still-in-use stone bridge in 1892

– circa 1890 –

Train station opens at the foot of Abbott Ave. It was moved to the foot of Victoria Ave. in 1907, where the building still stands.

– 1895 –

Town of Côte St. Antoine changes its name to Westmount. It becomes a city in 1908.

– 1899 –

Westmount Public Library opens in its current building (which has been added to).

– 1922 –

Current city hall opens.

– 1925 –

The current Victoria Hall opens. This building, still in use, replaced an 1899 version that burned down in 1924. Also, the St. Catherine St. armoury of the Royal Montreal regiment, located on city land, opens.

– 1958 –

Westmount’s previous arena opens as an open-sided venue. It was enclosed in 1963. The pool at this facility was added in 1962.

– 2002 to 2005 –

The merged years. Westmount is merged January 1, 2002 with the city of Montreal and becomes one of its boroughs. It demerged on January 1, 2006.

– 2013 –

Current Westmount recreation centre opens.



471, 473 & 475 Argyle are the three-storey houses in the centre, as seen on February 26. Henry F. Jackson also built the two “flanking” houses.

– as the “Queen’s Highway,” leading to the Villa Maria property of James Monk, chief justice of Lower Canada, who purchased much of the land surrounding his mansion in 1795 from the Decarie family.

One of the businesspeople was Simon Clarke, who made his money in the fur industry. He built a house on Sherbrooke St. and made a road leading up from Little Côte St. Antoine Rd. (later Western Ave. and finally de Maisonnneuve Blvd.) into the mountain orchards above his house.

### Anwoth was a driveway

By the 1850s, that driveway was known as “Clarke’s Avenue” and in 1859 David J. Greenshields, purchased some of the land from the Clarke family and built a large house and barns on the west side of Clarke Ave. (as it soon became known), reaching up to Montrose Ave. (the driveway of that estate later became Anwoth Rd.)

The large farm and orchard on the west

side of the Greenshields property was purchased by Gregor McGregor, husband of Elizabeth Clarke, presumably Simon Clarke’s daughter, and after a court battle regarding title to the Greenshields property (won by Greenshields), it turned out that McGregor sold the remaining land to his lawyer, Alexander Cross, who also purchased more land from the Decarie family and apparently built a one-story cottage and barn in the 1860s.

As development interest grew, the Cross farm was subdivided for development and plans were in place for a new street, running parallel to Clarke Ave. north of Côte St. Antoine, known as “Argyle Ave.,” a vestige of the Scottish settlement of the area.

The land just to the north of Greenshields, for example, was bought off McGregor in 1866 by a certain John McGlahan and it seems he built a house farther west than Greenshield’s mansion; after his death his unmarried daughter sold off the

portion fronting on Clarke and remained in what she declared as the first (and initially only) address on Argyle in 1873.

No other Argyle addresses appear until the 1890s.

### Enter Westmount Homestead Company

The Cross property, meanwhile, found its way to a group of land investors who had been buying up portions of Argyle and Clarke Aves. all the way to The Boulevard, led by William Notman, the photographer, as well as William Angus, John MacFarlane and Alexander Ramsay, who in 1887 created a company called Westmount Homestead Company Ltd. to control and look after the development of most of the area (among other areas of Westmount).

With Argyle, Montrose and Montarville Aves. (the latter street was never built, but that’s another story) as the basis for the development, and after ..... negotiating with the continued on p. RE-22





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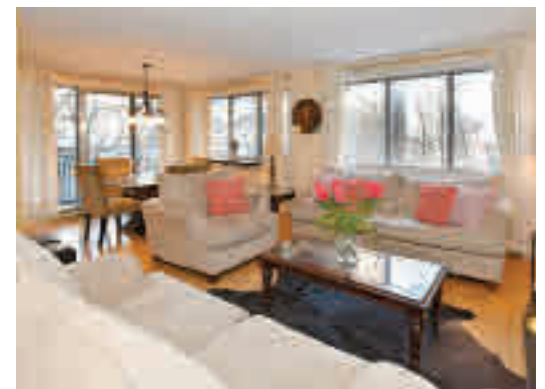
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Argyle, cont'd. from p. 20

city for building standards and sizes, the group set out to find builders and came upon one Henry F. Jackson, a “chemist” according to the deed and a “druggist” according to Lovell’s Directory, what we would call a pharmacist today.

Jackson purchased three lots in 1893, designed and built three three-storey stonefront houses on the east side of Argyle, moving into No. 473 in 1897 (according to Lovell’s Directory).

Some have suggested that Jackson’s were the first three houses built on Argyle, but this is questionable: the 1894 Lovell’s shows at least four odd-numbered addresses on Argyle, a street which in previous years had only included Miss McGlahan’s.

In due course, Jackson rented out 471 Argyle to John Hood, who first described himself as a publisher and later as an importer of fine arts, while No. 475 became a “young ladies’ school” under the auspices of the Misses Shanks.

SALES HISTORY OF 471 ARGYLE AVE.  
(since construction)

DATE	BUYER	PRICE
30 Jan 1918	Francis J. Jackman	\$9,500
17 Mar 1938	Robert Bruce Tudor	\$6,212.11
30 Dec 1939	Royal Trust Co.	\$1,100
29 Nov 1940	E. Lucien Lebel	\$8,000
22 Jun 1951	Jeffrey McColl Christie	\$16,250
22 May 1984	Barbara Poettken-Ullman	\$128,000
19 Aug 1986	Arnaud de Kerckhove Van der Varent & Carolina Lobo	\$250,000

SALES HISTORY OF 473 ARGYLE AVE.  
(since construction)

12 Sep 1941	Harry Mazer	\$3,000
15 Jan 1942	Iva Haisman	\$4,000
29 Oct 1951	Miss Marie Paule d'Amour	\$18,000
28 Jun 1955	Irena Kajzer-Sikora and Zofia Kajzer-Kasprzycki	\$19,000
01 Sep 1970	Richard Hamilton	\$39,000
13 Aug 1986	Illoma Anne Carr	\$261,000
16 Oct 2000	Peter Norris & Tara Nunn	\$420,000
27 Jul 2006	Peter Dennis & Sarah Steeves	\$835,000
02 Sep 2015	Jonathan How & Dallas Craig	\$1,132,500

SALES HISTORY OF 475 ARGYLE AVE.  
(since construction)

07 Jul 1943	Juliana Heindel, wife of Hermann Beck, electrician	\$6,000
29 Jul 1946	Florence L. Rawlings, widow of Alfred Ernest Farebrother, mechanic	\$12,000
03 Jul 1947	Paul Geoffrey Sise, manager	\$15,000
09 Dec 1955	Walter O’Hearn, journalist	\$18,000
05 Jul 1963	Jan M. Novotny	\$1

Some have suggested the school also carried the name of “Woodside Seminary” though Westmount historian Aline Gub-bay suggests that school was farther east, on Mount Pleasant Ave.

Little other information is readily available about the school, or the Misses Shanks.

471 Argyle

The first of the houses to be sold was 471 Argyle, which after hosting one more tenant after the school moved out, sold to Francis J. Jackman, who ran a downtown clothing store, in 1918, for \$9,500.

Jackman lived there for 30 years and finally sold in 1938 for less than \$6,500, perhaps recognizing that not many improvements had taken place during that time.

The buyer, builder Robert D. Tudor who lived on Marlowe Ave., set about renovating the house and making it into a duplex. Tudor got into trouble first with Canadian Plumbing & Heating Specialities Ltd. and then with one of his tenants, Jessie Naismith, and the house was turned over to Royal Trust for disposition.

The buyer was Lucien Lebel, a “commercial traveller” who lived on Côte St. Catherine Rd., who paid \$8,000 and treated the duplex as a revenue property.

One of his best tenants was Frank W. Dengate, chief clerk of the transport department at CNR, who lived for two years downstairs and then upstairs from 1942 to 1949, during which time four tenants rented the downstairs.

Finally, a new name appeared for the upstairs apartment, one J. Christie, who turned out to be another builder from NDG.

After buying the duplex in 1951, he lived in the lower unit until his death in about 1958, but his widow remained in the house, which had been inherited by his son and daughter.

There was considerable interaction between the Christies and the Campbell family, whose patriarch was D.G. Campbell, a lithographer who lived upstairs from 1953 to 1956.

During this time Florence Anne Christie married one Donald Geoffrey Campbell and Jessie F. Campbell, a trained nurse, appears in 1960 as the occupant of the downstairs unit. Ms. Christie moved upstairs in about 1965 while Ross Fyfe and Douglas S. Edwards moved in downstairs; another downstairs tenant was Margaret Davidson, before Barbara (Poettken) Ullman purchased the property in 1984 and set about reconverting it to a single-family dwelling.

That task lasted two years and finally the house was sold to its current owners, Arnaud de Kerckhove, a translator, and his wife, Carolina Lobo, a teacher, who paid



Henry Jackson moved his pharmacy from Bishop St. to the northeast corner of Greene Ave. and St. Catherine St., seen here, about the time he started building his houses in Westmount, 1893.

PHOTO COURTESY OF THE WESTMOUNT HISTORICAL ASSOCIATION.

\$250,000 for the three-storey building.

The 2020 municipal assessment for the property is \$1,178,000.

473 Argyle

Jackson stayed in the middle house until his death in the mid-1930s, and his widow remained there until her death about five years later. Her son, Walter Henry Jackson, virtually gave the house away to a real estate agent, Harry Mazer of Outremont, receiving \$3,000 in 1941.

Mazer sold the property four months later to Iva Haisman, wife of Douglas McPhee, who was in the advertising or newspaper industry.

In 1951, McPhee sold the house to Marie Paule d’Amour, a secretary at Franco Consiglio, an architectural firm.

The next buyer, in 1955, appears to be two sisters: Irena Kajzer was married to Andrzej Sikora, a chemical engineer, while Sofia Kajzer was married to Tadeusz Kasprzycki, who had distinguished himself in the Polish army during World War I and was Polish foreign minister before he was exiled in 1939, finally moving to Canada.

Lovell’s directory indicates that the main occupants of the house were the Sikoras, but some entries also include the Kasprzycki family.

Richard Hamilton, professor of sociology at McGill, paid \$39,000 for the property in 1970 and stayed there until 1986 when it was purchased – this time for \$261,000 – by Illoma Carr, ex-wife of Robert Henderson.

After she and her children lived there for 13 years, Peter Norris and Tara Nunn took over, paying \$420,000 and staying there until 2006 when the house was sold again, this time to Peter Dennis and Sarah Steeves, for \$835,000.

The final buyers, Jonathan How and Dallas Craig, purchased the property for \$1,132,500 in September 2015. How works in the department of internal medicine at McGill.

The house has a 2020 municipal evaluation of \$1,376,100.

475 Argyle

The third of the three “sister” houses has had only six owners, though as landlord, Jackson had a fair number of lessees before selling the property in 1943.

After four years as tenant, John Hood gave way in 1902 to Henry Cull, secretary at the Alliance Insurance Co., who stayed only two years.

Two other tenants grace Lovell’s index before Walter S. D. Cook moved in in 1912 and stayed until 1927. He was president of Downing Cook Co. Ltd., a building construction company with offices on Phillips Square.

By 1929, J. A. Grant, vice-president of John McGregor Ltd, engineers and contractors, moved in and stayed until 1938. Stewart White, an investor, took over in 1939 and the McGillis brothers, produce brokers, were the final tenants before the Jackson family sold it to Juliana Heindel, wife of Hermann Beck, an electrician, for \$6,000.

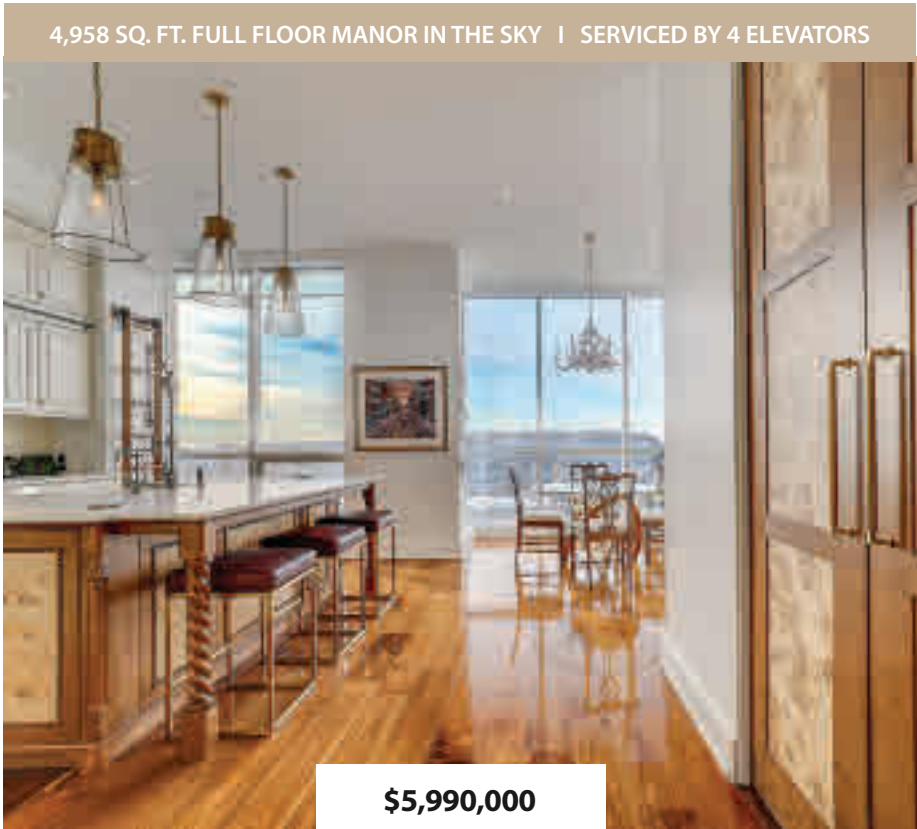
Very quickly – as demand for housing increased at the end of World War II – they doubled their investment, selling to Florence L. Rawlings, the widow of Alfred Ernest Farebrother, who describes himself in the deed as a mechanic.

They held onto the house for less than a year but added another \$3,000 to its value, selling to Paul Sise, a district manager with BT Company, whose identity remains a mystery.

Less of a mystery was Walter O’Hearn, who when he bought the house in 1955 was literary and drama editor of the *Montreal Star* and later became managing editor. He lived there until 1963 and sold the house to Jan Novotny, a chartered accountant, for an undisclosed price. Novotny still lives there, in a house with a 2020 municipal assessment of \$1,227,400.



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\$5,990,000

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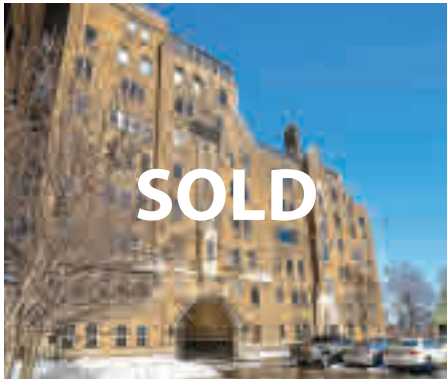
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PLATEAU MONT-ROYAL



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WESTMOUNT ADJ.



SOLD

“GLENEAGLES” #B62 , WESTMOUNT ADJ.



SOLD

“LOFTS REDPATH” #504, SOUTH WEST



SOLD

“175 METCALFE” #205, WESTMOUNT



SOLD

“COURS MONT-ROYAL” #707, DOWNTOWN

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## All quiet on Westmount’s ‘Western Front’



There has been some hedge clipping at 4898 de Maisonneuve (corner Prince Albert) this month, but no construction work yet this year, despite statements by the developer indicating that he was ready to go in November. The plan is to build two new houses in the current parking lot, foreground, and convert this existing building, seen March 18, into six townhouses.

PHOTO: INDEPENDENT

## Congregation’s lease goes until September Future of Mountainside church still undecided, says developer Revah

By MARTIN C. BARRY

The developer who purchased Mountainside United Church three years ago says he doesn’t know whether a Muslim community will decide to sign a lease to use the property, but that the current United Church congregation still has several months left before moving out.

Daniel Revah, who is a Westmounter, purchased the landmark building on Roslyn Ave. at the corner of The Boulevard in the fall of 2018.

In a previous interview, Revah said he was planning to eventually build houses or condos on the site, while adding that the church itself had potential to be re-developed as a large private home.

The sprawling property is currently zoned for religious activities, although the church building itself is classified by the city as a Category 1, meaning strict rules apply for any proposed changes.

Revah had also at one time said he

would be initiating legal action against the city of Westmount, as he lost patience with the municipality’s ongoing slowness to grant him a zoning change so that his housing project could proceed.

In an interview with the *Independent* last week, Revah said he and the city were once again discussing the issues. “I’m waiting for their answer,” he said.

As for the Muslim community, he said that although it showed initial interest after visiting the church last year, “I’m waiting for them to get back to me,” he added.

According to the Mountainside United Church congregation’s agreement with Revah when they sold him the property, they had three years to continue occupying the building.

“They have a few months to go until September and that’s it,” he said, while adding that he might be interested in granting the congregation an extension under the current circumstances.

## All quiet on Westmount’s ‘Eastern Front’



The building at 4014-22 St. Catherine, just west of Atwater, is gone, but little work appears to have taken place between October 22 last year (inset) and March 19 of this one (main picture).

INSET: MARTIN C. BARRY; MAIN PHOTO: INDEPENDENT.





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**New**



**\$2,450,000 592 Côte-St-Antoine, Westmount**

Beautiful detached, located conveniently between Victoria village and Marianopolis. Meticulously maintained. Cross hallway plan & SW exposure allows sunlight all day! 4+1 bdrms, sep. basement entrance. Central A/C, Gas fireplace, integrated garage, private backyard.

**Waterfront**



**\$2,999,000 3014 Rue Cherrier, L'Île-Bizard**

2008 beautifully designed, on 25K sf of land overlooking the river. Enjoy extraordinary water views through beautiful large windows! Sumptuous interior. Marvellous landscaped yard with patios and terraces overlooking water. Private gated entry, water access, private boat dock!



**\$3,080,000 12 Rue Chénier, Pierrefonds**

A massive bungalow built in 2019 on a quiet street. 12 ft ceiling throughout. About 5000 sf on ground floor & another 4000 sf for lower floor. Oversized windows allow abundant sunlight. All bdrms with ensuite & walk-in closets. Top quality construction & finishing. 6 bdrms + 7 baths.



**\$2,150,000 48 Rue Lyncroft, Hampstead**

Gorgeous bungalow nestled in the most sought-after street in Hampstead. Meticulously maintained and upgraded. Clive Christian kitchen and family room, top-notch appliances, generous room size, oversized windows and skylights, covet backyard and a 3-car garage.



**\$2,369,000 4876 Av. Westmount, Westmount**

Across from Marianopolis college. PClose to all amenities and top schools. Solid brick exterior and well-maintained beautiful and classic interior. Perfect for family living with 4+1 bedrooms, 3+1 bathrooms, a cozy garage-top terrace and a private backyard.



**\$3,990,000 3123 Ch. Daulac, Westmount Adj.**

Gorgeous 5-bedroom stone residence offers the most gorgeous curb appeal, south exposure, generous size and beautiful interior. Renovated bright kitchen and bathrooms, elegant formal rooms and fabulous private backyard will impress the most discerning buyer!



**\$3,350,000 21 Surrey Gdns, Westmount**

Beautiful country-style home located on one of Westmount's finest and most coveted streets. Walking distance to summit park and St-Josephs Oratory. Lush landscaping, on a sizeable 7360 square foot lot. Great opportunity to extend and make it a dream home of yours!



**\$1,180,000 4692 Victoria, Westmount Adj.**

Just a few steps to Westmount, this magnificent 4 bedroom semi detached offers traditional character with a contemporary flair. Private backyard. Close to private schools and public transportation. Immediate occupancy.

**For Rent**



**\$7000/M 678 Victoria Ave, Westmount**

Beautiful detached home with 4 bedroom, 2+1 bathrooms, a private yard and 1 integrated garage. Renovated kitchen. Oversized windows with abundant light. Immediate occupancy. Completely furnished.

**For rent**



**\$6500/m 4473 De Maisonneuve 0, Westmount**

Charismatic Victorian townhouse next to Westmount Park. 4 well-sized bedrooms, 3 bathrooms, beautiful traditional interior, with gorgeous wood floor throughout. Close to all amenities and schools. Rented furnished possible. 2 exterior parking. Immediate occupancy!

**For rent**



**\$8500/m 4690 Westmount Ave. Westmount**

This huge 3-storeys home with 6 bedrooms, 3 bathrooms, beautiful yard and 1 car garage, is located at the heart of Westmount, steps away from Murray Hill Park and the best schools. Sophisticated interior with southwest exposure. Sunlight throughout the day. Immed. occupancy!

**For rent**



**\$8500/m 702 Upper-Roslyn, Westmount**

Beautiful 3-storey stone house next to the lookout, stunning view of the city and river! 5 huge bedrooms + walkout semi-basement with another suite. Great for huge family. Available right now!

**SOLD**



**\$2,490,000 2300 Graham, Mont-Royal**

Brand new renovated split-level home sitting on 9000 pc lot. Fully renovated and extended in 2019. Spacious living area.

**New**



**\$2,450,000 86 Maberley, Mont-Royal**

On a quiet street facing the park, this detached home was recently renovated and meticulously maintained. 4 bedrooms and 3 bathrooms on the 2nd floor. Over 3000 pc living space. Huge yard. Central A/C. Large windows allows abundant light throughout the day. A Must See!

**Triplex**



**\$799,000 4244-4246 St-Catherine E., Montreal**

Solid 3plex with 1 commercial (rented with 5+5 year lease) and 2 residential units (both 6 1/2), residential units could be available for updates or occupancy immediately. Potential annual revenue over 60K. Great investment opportunity!

**For rent**



**\$2800/m 399, Clarke, #7B, Westmount**

Penthouse at Le Savoy, corner Clarke and Sherbrooke. Great 2 bedroom + 1 den open layout. 2 full bathrooms. Southwest exposure with abundant sunlight. 1 exterior parking included. Available right now.





# ANNE BEN-AMI (MADAR)

Real estate broker

**PROFESSIONAL • DEDICATED • PERSONAL**

*“Anne was such a great help in selling my home. Her knowledge and expertise of the Westmount/Montreal Real Estate market is extensive. Her expert guidance and recommendations were instrumental in getting our house sold within 10 days of being on the market! I would not hesitate in recommending Anne and her team for any Real Estate needs.”*

— Catherine, Westmount

*“We listed our duplex for the first time in 30+ years. Anne and her team took the time to stage the property, had professional photos taken and had all our questions answered in a professional manner. We had 22 visits and 5 offers in 2 days!”*

— Joe & Lydia, Montreal

*“Anne sold our house in record time. She was professional, efficient and a pleasure to work with!”*

— Linda & Harold, Westmount Adj.

*“Travailler avec Anne et son équipe fut un coup de foudre! Au-delà de la vente en temps record, c'est la rencontre d'une équipe passionnée et honnête, toujours disponible et véritablement engagée. Quelle expérience magnifique que d'être accompagné par l'équipe Anne Ben-Ami Madar pour vendre le studio dans lequel je suis resté pour plus de 40 ans. Merci d'avoir relevé le défi de vendre ma propriété en plein cœur d'une pandémie mondiale. Absolument impressionné et reconnaissant envers toute l'équipe!”*

— Jean-Claude Lussier, photographer, Montreal

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## INTRODUCING



\$1,950,000



**3870-3874 Rue de La Peltrie, Côte-des-Neiges** | A well-kept quadruplex, great revenue opportunity in this sought-out area. Two indoor garages and 3 car driveway. MLS 26632401

## INTRODUCING



\$2,195,000



**888 Rue Wellington, apt. PH2001, Ville-Marie** | Be on top of the world in this luxurious PH with 180-degree views of the city and Old Port, 2160 ft<sup>2</sup>, 2 garages. MLS 28772952

## INTRODUCING - UNITS AT THE MONTEBELLO BUILDING



**4850 Côte-Saint-Luc, Westmount Adj.** | Just minutes from downtown. These units offer some of the most magnificent views. 24 hr doorman, fitness centre, pool & sundeck, A/C, and more.  
**Unit 57** - MLS 24448146, \$525,000 | **Unit 54** - MLS 19556489, \$650,000 | **Unit 74** - MLS 15580455, \$698,000

## INTRODUCING



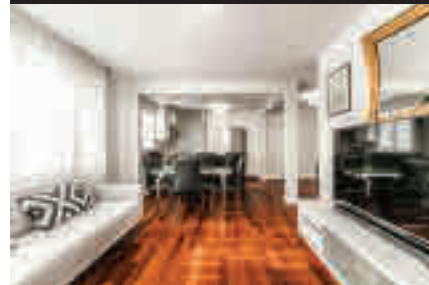
**5379-5381 Coolbrooke** | Ren. open concept, 2 bdrms, 2 baths. MLS 14683133, 25459877

## INTRODUCING



**4845 Av. Victoria, CDN** | Renovated 3+1 bedroom with 1-car driveway. MLS 22060290

## INTRODUCING



**3872 De la Peltrie, CDN** | 2 bedrooms, 1 garage + 1-car driveway.

## SOLD



**621 Av. Victoria, Westmount**

## SOLD



**4060 Boul. St-Laurent, Apt. 204**  
Le Berman building in the heart of the Plateau.

## LISTED &amp; SOLD BY ANNE



**6035-6037 Mountain Sights, Montreal**

## LISTED &amp; RENTED BY ANNE



**1188 Av. Union, Apt. 1210, Ville-Marie**

## RENTED



**1520 Dr. Penfield, Ville-Marie**  
Units 92 & 53

Contact Anne today and benefit from her vast experience in real estate and high-end service tailored to your needs.

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172 CHEMIN EDGEHILL, WESTMOUNT | 7 BEDROOMS - 7 BATHROOMS - BREATHTAKING VIEWS | ASKING \$6,800,000



4890 CIRCLE ROAD, VILLE-MARIE | 4 BEDROOMS - 6 BATHROOMS - STATE-OF-THE-ART INDOOR POOL | ASKING \$3,990,000



75 HAMPSTEAD ROAD, HAMPSTEAD | 6 BEDROOMS - 5 BATHROOMS - INGROUND POOL | ASKING \$2,999,999



3091 JEAN-GIRARD, VILLE-MARIE | ASKING \$2,689,000

215 REDFERN AVE. #406, WESTMOUNT | ASKING \$1,890,000



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