

Spotlight on Real Estate

Pull-out section



This house on Côte St. Antoine was photographed on October 26.

PHOTO: RALPH THOMPSON FOR THE WESTMOUNT INDEPENDENT.



BRIGID SCULLION LUXURY REAL ESTATE

Competent, Connected & Reliable.
Trust Brigid's real estate expertise to find
your **dream home** or **ideal buyer**.

Call anytime. I'll be waiting!
514-235-7878 | brigid@brigidsnullion.com
www.brigidsnullion.com

Sutton Real Estate Broker



INTRODUCING:

**3465 rue Simpson, apt. 201,
Ville-Marie (Downtown)**

Elegant and spacious condo
featuring two bedrooms and
two bathrooms. This turn-of-
the-century converted mansion,
located in the heart of the
Golden Square Mile, is thought-
fully restored, and it includes
gorgeous wood floors, high
ceilings, two fireplaces, A/C,
one outdoor parking, as well as a private terrace overlooking large trees.
Urban living at its best!

Asking price: **\$929,000**

OPEN HOUSE SUNDAY NOVEMBER 4TH FROM 2-4 PM



BARNES

INTERNATIONAL REALTY

Groupe Sutton Centre Ouest



JUDY
LITVACK

REAL ESTATE BROKER
COURTIER IMMOBILIER

JUDYLITVACK.COM

514.817.5716

JUDY@JUDYLITVACK.COM

JUDYLITVACK.COM

LOCAL KNOWLEDGE

LOCAL EXPERTISE

EXCEPTIONAL RESULTS

Westmount | Sunny detached 4+1 bedroom gem with private garden and fabulous roof top terrace
\$2,375,000

Westmount | Large & stately 3+1 bedroom cottage
on huge pool size lot
\$2,449,000

Westmount | Top of the world views! 2+1 bedroom penthouse
in fabulous Chateau Westmount
New price \$2,499,000

Adj. Westmount | Views!!! Ideal for a large family - Gracious 6+1 bedroom home
\$3,800,000

Golden Square Mile | Executive rental. Turnkey 4+1 BR home with private garden and 2 car garage
\$6,800/mo.

Adj. Westmount | Fort de La Montagne.
Almost 2,000 sq ft of gracious living space
\$999,000

Côte Saint-Luc | Stunning upgraded 1650 sq ft -
2 bedroom condo with 2 garages
\$495,000



*History by
the House*

ANDY DODGE

357 Kensington: In the Quinlan tradition



In the 19th century a strip of land east of Metcalfe Ave. – one of Westmount's oldest streets – was a part of the vast holdings of the Monk family, whose patriarch, Sir James Monk, chief justice of Lower Canada, bought land in the western wilderness

outside Montreal. In about 1804, he built his stately mansion at Monklands, eventually renting it out to governors-general when Montreal was the capital of Canada. The family sold off the mansion and its vast grounds to the Congregation Notre

Dame in 1854 (it is now Villa Maria School), while various other holdings – including what was to become Kensington Ave. – were sold to William A. Curry, a real estate agent, as the town of Notre Dame de Grâce was being formed in 1874. Apparently Curry was unable to sell off the then-subdivided lots and, four years later, the Monk family bought back the land at sheriff's sale. Most of it lay fallow through the turn of the century. The Quinlan house was not the first in the area, but certainly it was one of the more majestic homes.

Quinlan, Robertson and Janin

Hugh moved in and his firm of Quinlan, Robertson and (eventually) Janin kept up its reputation, chronicled by Roberta Styran and Robert Taylor in a book about Ottawa's Welland Canal: "The firm of Quinlan & Robertson had worked on the Lachine and Soulanges Canals, and on a number of dams in Quebec, Ontario and New York, and elsewhere. They had built ships in Quebec during the First World War and were involved in paving work in Quebec, Ontario and southern England." Others mention participation with parliament buildings in Edmonton, the Château Frontenac in Quebec City and – according to *continued on p. RE-10*

**JILL
PRÉVOST**



514-591-0804



**GROUPE
PRÉVOST
RADOWITZ**



**JENNIFER
RADOWITZ**

514-242-7819

SOLD BY J+J



WESTMOUNT | REDFERN

1st time on the market in 44 years!
Phenomenally large 5+1 bedroom home
with garage + garden.

\$2,195,000

SOLD OVER ASKING!!



CSL | ALDRIN

This fully renovated 4+1 bedroom detached
home on a corner lot in the musical streets of
CSL will seduce you on your 1st visit. A must see!

\$1,395,000

SOLD AT FULL ASKING!



NDG | CORONATION

This adorable, renovated 3-bedroom home
with quartz kitchen + huge garden is full of
possibilities, or ready for you to just move in!

\$599,000

RENTAL



WESTMOUNT | OLIVIER

JUST LISTED! 3 bedroom PENTHOUSE unit
with mountain views. Steps from Greene Ave.
+ metro. Available December 1

\$1,895/month

Whether buying or selling, our commitment to you is...RESULTS!

Follow us on social media



**VISIT ALL OUR PROPERTIES AT
JILLANDJENREALTY.COM**



Sutton

Groupe Sutton Centre-Ouest
Real Estate Agency



JOSEPH MONTANARO
REAL ESTATE BROKER | B.ARCH

10

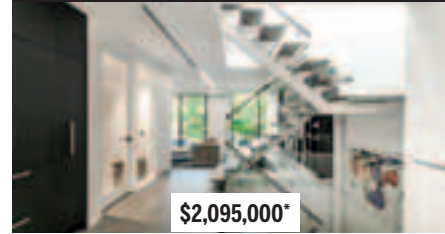
YEARS OF SUCCESS

ACCEPTED OFFER

**\$8,995,000***

4299 Montrose, Westmount

ACCEPTED OFFER

**\$2,095,000***

465 Clarke, Westmount

ACCEPTED OFFER

**\$1,680,000***

3535 Grey, Notre-Dame-de-Grâce

SOLD



49 Aberdeen, Westmount

SOLD



738 Upper Belmont, Westmount

SOLD



4321 Montrose, Westmount

SOLD



8 Aldred, Hampstead

SOLD



528 Kenaston, Mont-Royal

SOLD



Le Château, Downtown

SOLD



Le Redfern, Westmount

SOLD



Loft St-James, Downtown

SOLD



Le Redpath, Downtown

SOLD



5008 Val-des-Lacs, Sainte-Agathe-des-Monts

Over the last several years I have had the pleasure of working with Joseph Montanaro and his Team to help me sell and buy properties. It has always been a pleasure to spend time with them, knowing that I am in good hands and that they have my best interests in mind. Joseph's team is a reflection of his values as a person.

Joseph is a kind and knowledgeable Broker and I have come to consider him my "go to" Broker and friend. — L. Lacroix

Yes, new houses get built in Westmount



The construction of whole new houses is quite rare in Westmount, but this one at Lexington and Edgehill is going up (above), as is this one on Westmount Ave. near Forden (bottom right). Both were photographed on October 26, with the inset photo from June 8.

PHOTOS: INDEPENDENT.

In through the out door



This vehicle at right was causing minor traffic chaos on Victoria Ave. on October 26 as it entered the Metro grocery store parking lot through the out-only access.

PHOTO: INDEPENDENT.





Bunny Berke

REAL ESTATE BROKER

bberke@profusion.global
514.347.1928

There has never been a better time to buy or sell.

Call me in confidence and let my years of experience guide you with all your real estate needs.

PROFUSION
I M M O B I L I E R

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Profusion Realty inc. Real Estate Agency

LUXURY PORTFOLIO
INTERNATIONAL

Leading REAL ESTATE COMPANIES IN THE WORLD

LUXURY



WENTWORTH-NORD | RENÉ **\$2,495,000**

Renovated country estate on over 25 acres with 1,476 feet of private lakefront with beach, boat dock, pool. **MLS 19369420**



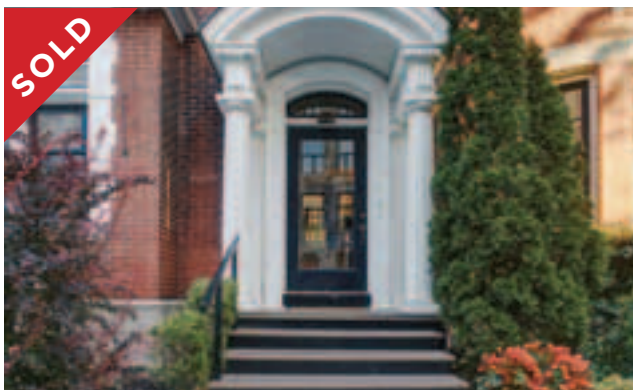
WESTMOUNT | RENFREW **\$2,395,000**

Gracious and timeless 4+1 bedroom, 3+ 1 bathroom, home in superb location, close to Murray Hill Park. **MLS 26387339**



MOUNT ROYAL | VIVIAN **\$1,849,000**

Spacious 4+1 bedroom, 3 bathroom home. Garage, storage, large backyard with new 2-level deck. **MLS 13066308**



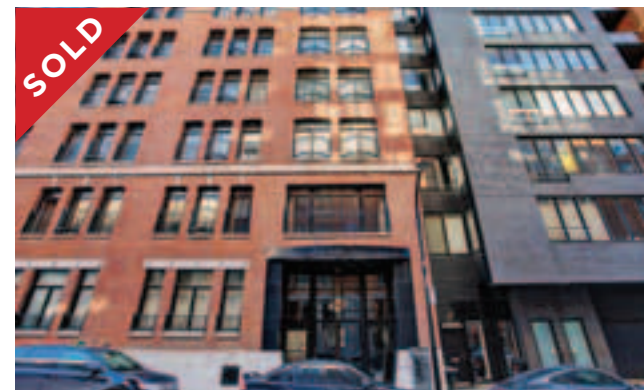
VILLE-MARIE | SELKIRK

Georgian style home on quiet cul-de-sac, steps away from downtown and the mountain. Sold in just over 30 days.



CDN/NDG | EARNSCLIFFE

Renovated upper duplex. 2 bedrooms, modern kitchen & bathroom, hardwood floors, balcony, spacious back deck.



OLD MONTREAL | SOEURS-GRISES

Sunny loft with steel beams, large windows, high ceilings, hardwood floors. Rooftop pool & views, garage & storage.

K I N D W O R D S

Bunny was reliable, responsible, knowledgeable and professional, and was always available to meet prospective purchasers and their agents, even when we were out of town. We sold our house in a relatively short time, and in fact received four different offers. She went above and beyond our level of expectations, and we would definitely recommend her services to anyone who is thinking of buying or selling a home.

— M&R V

Bunny made me feel like she had all the time in the world to discuss what I was looking for. This, to me, was very surprising as I was only looking for a one year rental, and yet she treated me as if I was looking to buy a multimillion dollar home. She was there from the beginning, all the way up to the signing in the notary's office as I received the keys. Bunny became much more than an agent to me, she became a friend.

— SA

Bunny deserves all the kind words. She went beyond the call of duty helping me find a magnificent condo and sell my large Westmount home. She was patient, kind, and professional. I had a very sick husband at the time and sometimes visits needed to be cancelled. She put me first and drove me to the hospital. Bunny dealt with difficult situations with professional calm and made everything work out in the end.

— MT



Rochelle Cantor
Real Estate Broker & Advisor | Private Office
514.605.6755 rochelle.cantor@evcanada.com
    

ENGEL & VÖLKERS®
ROCHELLE CANTOR



Westmount | 8 Rue Weredale
\$1,595,000 MLS 27205189



Westmount
598 Av. Lansdowne



Westmount | 456 Av. Grosvenor
\$950,000 MLS 24260752



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



Ville Marie | 3077 Av. de Trafalgar
\$1,325,000 MLS 19525716



Ville Marie | 1455 Sherbrooke O. #1006
\$995,000 MLS 19884060



Ville-Marie | 3021 Ch. De Breslay
\$2,250,000 MLS 1110397



Ville-Marie | 1415 Av. Des Pins O. #102
\$1,150,000 MLS 27364052



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



CDN | 4514 Ch. Circle
\$1,495,000 MLS 17713363



SOLD IN 1 WEEK OVER ASKING!

CDN/NDG
4677 Roslyn



INTRODUCING

TMR | 829 boul. Laird
\$2,150,000 MLS 28322659



Ahuntsic | 9041 Boul. Gouin O.
\$5,000,000 MLS 12863479



INTRODUCING

Pierrefonds | 14399 Boul. Gouin O. #907
\$1,320,000 MLS 25492259



INTRODUCING

St-Anicet | 243-249 53^e Avenue
\$1,350,000 MLS 17416641



Sainte-Anne-des-Lacs | 125 Ch. Fournel
\$2,700,000 MLS 11133281



Wentworth N. | 1817 Berges-Du-Nord
\$1,850,000 MLS 28782058



Piedmont | 635-641 Ch. de la Rivière
\$4,500,000 MLS 15831849



Laet Schmitt - Real Estate Broker



Caroline Auger



Karen Raymond



Justin Fugère - Real Estate Broker

ENGEL & VÖLKERS®
ROCHELLE CANTOR

House History, cont'd. from p. RE-3

city of Montreal sources – Montreal city hall and the Jacques Cartier bridge (originally Pont du Havre).

(John, meanwhile, was a solid Westmount contractor whose firm was located first on Greene Ave. and then in his own building at 4410-14 St. Catherine St. Some of his work includes Sacred Heart School, the NDG Library, Westmount's Church of the Ascension of Our Lord and, of course, the St. Catherine St. building which was demolished in 1977 but whose stone columns still rest at the corner of The Boulevard and Côte des Neiges. Soon after Hugh moved into his new house, John built himself a stone semi-detached house at 323 Redfern Ave.)

Convalescents' Home and war time regulations

Hugh died in June 1927, and his wife, Catherine, appears to have passed in the mid-1930s, but the house was not sold until 1945, during which time it was occupied (according to Lovell's Directory) by a "Miss A. Patenaude," about whom little information is available. The 1945 buyer was Anna Lévesque, wife of Georges Emile Lévesque, a carpenter, "under the social name and firm of 'Convalescents' Home,'" with notation that the house was under a

\$100 per month lease "subject to the existing war time regulations." Apparently Miss Patenaude remained there but Lovell's Directory also listed Gordon Pavier, secretary-treasurer of Inter Empire Agencies, trade brokers. The coach house apartment (357A) was rented out separately, to a commercial artist named L.A. Leroux.

In 1948-49, Pavier's name disappeared from the Lovell's entries for the addresses, and I. Patterson replaced Leroux briefly, followed (1952) by Y. Lalonde. That same year, the main house was occupied by Miss Dorothy McGuinness and Miss Kay McGuinness, and they remained there for the next 13 years. Dorothy, or "Dot," was identified as a supervisor with Bell Telephone; the name of Steve McGuinness also appears at the address from time to time. A trained nurse named Mrs. Winifred A. Hayden was the occupant of 357A Kensington in 1958 and a year later the occupant was Glenna Orr, widow of T.P. Orr, who stayed for at least two years.

By 1966, the main house was occupied by Walter Hood, an engineer with Wood Hogan & McCuaig and also, it appears, president of Thunder Bay Nickel Mines Corp. The coach house was rented by Craig Chisholm, an appraiser with Royal Trust.

Finally, Anna Lévesque died in January

1973, and the family immediately sold the house to Domtar executive Victor N. Desaulniers. His son, Michael, a Harvard student, was famed as the world intercollegiate squash champion for three years in the late 1970s and last year he was inducted into the United States Squash Hall of Fame.

Triple the price

The next sale involved two upper-Westmount families (including a wife and her husband's corporation) who combined to purchase the property for \$259,000, more than three times what Desaulniers paid for it eight years earlier. The hungry market wasn't done; they quickly renovated the property and turned it over 49 days later for \$315,000. Rising interest rates killed the fast-rising market in its tracks, and three years later it sold for \$10,000 less than its 1981 (renovated) price...But then, just over a year later, in 1985, it resold for \$59,000 more.

The buyers included Milo A. Smith, at the time chief financial officer of Dominion Textile. Brenda McIntyre, a real estate agent with Sutton Centre-Ouest in Westmount, purchased the house from him for \$685,000 in 1993, and stayed there with her husband, Adam Semerjian, an insurance company executive, until 2002.

The final sale gave title to Lorna Mc-

Dougall, an independent marketing and advertising professional, who is married to Michael Denham, president of the Business Development Bank of Canada. Among other honours, the two last year received the Speirs Medal from Selwyn House School; he is former chairman of the school's board and she co-founded and currently heads the Selwyn House Parent Association.

The house – including the coach house – now has a municipal evaluation of \$2,857,800.

HISTORY OF 357-57A KENSINGTON (since construction)

Date	Buyer	Price
2-Mar-1909	Hugh Quinlan, contractor (land only)	\$3,375
30 Apr 1945	Anna Lévesque	\$10,300
23-Aug-1973	Victor Neilson Desaulniers	\$72,500
1-Apr-1981	Joyce Herman, Jerry Tarasofsky & Assoc. Ltd., and Elisabet Engellau	\$259,000
20-May-1981	Anne Margaret Szpinak	\$315,000
20-Jun-1984	Douglas Basile Stewart	\$305,000
18-Sep-1985	Milo Alastair Smith & Shannon Kathleen Griffin	\$364,000
26-Oct-1993	Brenda McIntyre	\$685,000
2-Apr-2002	Lorna MacDougall	\$1,570,000*

*Declared as \$1 and considerations.

WESTMOUNT

215 Redfern Ave.

Luxury Condo

const. 2015,

Open Concept

10'4" ceilings,

fab kitchen

& baths,

gym & pool,

2 bedrooms

2 baths

+ garden!

Asking \$939,000



ST-LAZARE – Just Listed FAMILY HOME

on large treed lot. MOVE RIGHT IN!

\$449,000 C#26899124

JOYCE FAUGHNAN

LORRI FAUGHNAN



514.865.9766

514.715.6201

joycefaughnan1@gmail.com

lorriffaughnan@gmail.com

courtier immobilier agréé / chartered real estate broker

courtier immobilier / real estate broker

RE/MAX Action - WESTMOUNT

NO ONE IN THE WORLD

SELLS MORE THAN RE/MAX



First half of 2018

Percentage of Chinese-married real estate buyers declines (slightly) to 27%



Real Estate

ANDY DODGE CRA (RET.)

The large number of Chinese-married buyers of Westmount real estate continued in the first half of 2018, though it eased off very slightly from the pace of last year.

Title deeds generally give the country or province of marriage of property owners to establish the relationship between spouses for family patrimony purposes, which come into play in the case of divorce, death or seizure. While the statistics do not establish the nationality or country of origin of the buyers, they give a good indication of the background of those moving into the houses or condominiums here.

In the first six months of 2018, 60 transfer deeds showed the places of marriage for the buyers, and of those, 26 (43.3 percent) were in Quebec, while 16 (26.7 percent) were in China. The next-highest numbers were four from France and three

from South Korea; only one couple was married in Ontario and one in British Columbia, and one each in various other countries including the United States.

In January through June 2017, there were 78 declarations of marriage locations, of which 39 (50 percent) were in Quebec and 23 (29.5 percent) were in China. Again, the next-highest numbers were only four from various parts of the United

States and three each from Ontario and France. In the second half of the year, the Quebec proportion dipped to 41 percent and the Chinese proportion climbed to 35.9 percent.

Thus, this year's statistics show only a slight drop in the proportion of Chinese-married buyers.

Other countries of marriage in this year's six-month list include one each in

Cameroon, Hong Kong, Hungary, Iceland, India, Iran and Singapore. Five unmarried couples bought property jointly, nine others sold to singles alone, also six divorcees, one widow, one joint purchase between two widowed persons and one widow who married a single person. In three cases, the buyer was a corporation or trust and in nine others the deed had no information on the buyer's marital status.



The western side of city hall on October 26. Since March 2008, city council members have been able to preside over weddings as officiants (see March 19, 2008 issue, p. 1). The first such wedding at city hall was performed by then-mayor Karin Marks on September 14, 2008 (see September 16-17, 2008, p. 18). The first wedding ever at city hall was on August 25, 2007 (see our August 26-27, 2008 issue, p. 17).

PHOTO: INDEPENDENT.



BRIAN & VIVIAN GRANT

Real Estate Brokers

514.249.1500 / 514.592.4636

HONESTY, DISCRETION, PROFESSIONALISM

PROFUSION

IMMOBILIER

CHRISTIE'S

REAL ESTATE



Detached, Gracious, Westmount Home + \$ 2,600 000





CHRISTINA
MILLER
REAL ESTATE GROUP
LOVE WHERE YOU LIVE

PROFUSION
IMMOBILIER
CHRISTIE'S
INTERNATIONAL REAL ESTATE



ST. LAMBERT | BOUL. DE L'UNION | \$ 829,000



SAINTE-AGATHE | CH. DU VIEUX-CLUB | \$ 2,275,000



WESTMOUNT | AV. FORDEN | \$ 2,195,000



WESTMOUNT | CH. ST-SULPICE
\$ 3,875,000



WESTMOUNT | PLACE BELVEDERE
\$ 3,750,000



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



WESTMOUNT | UPPER-BELMONT AVE.
\$ 2,250,000



WESTMOUNT | UPPER-BELMONT AVE
\$ 1,190,000



WESTMOUNT | AV. HOI TON
\$ 1,645,000



WESTMOUNT | VICTORIA VILLAGE
\$ 1,795,000 + GST/PST



VILLE-MARIE | RUE TUPPER
\$ 1,168,000



FORT DE LA MONTAGNE X 2
2 BED \$ 1,048,000 & 3 BED \$ 1,075,000



LEPIATFAU | HOTEL-DE-VILLE
\$ 898,000

PLONGEONS
DANS LA
COURSE



SPLASH
& DASH

SPLASH AND DASH | NOVEMBER 3RD, 2018 | MCGILL UNIVERSITY SPORTS COMPLEX, 475 PINE AVENUE WEST



I hope you can join me and my team to help us GO BEYOND our wildest dreams to ensure Sarah's Fund for Cedars provides the best care possible for all young cancer patients.

Help support our team, by donating to the **CHRISTINA MILLER REAL ESTATE GROUP** team at Splashanddash.ca



christinamiller.ca | 514.934.2480



Retail Review

VERONICA REDGRAVE

Westmount gentlemen now have two new go-to destinations for style: Sarah Pacini and an enlarged TNT store that includes TNT Men.

Sarah Pacini Men

Sarah Pacini Men store manager Johnny Boy explained that the men's collection is styled by Quebec fashion designer Philippe Dubuc, working with the company's owner and artistic director Naila Jaffer.

The new menswear line simply moved into a boutique that was already there, making it a kind of pop-up shop.

"But when we moved in, we found that the original design and coloration are a perfect complement," adds Boy. Indeed, the blonde wood floors and black showcases are the ideal backdrop for the predominantly grey and black collection. The sweaters are not only chic but cozy. They are made in Italy, a country renowned for its wool quality. Soon, suits created by Dubuc will also be featured.

Celebrating over 20 years, the Belgian-based line is distributed throughout Europe, Russia, the UK and the US. Easy neutrals make mix-and-match a breeze. Although it is a menswear line, already on my holiday wish list are the fabulous wool wrap scarves.

4919 Sherbrooke St. (at Prince Albert)
Open every day
Sarahpacini.com

TNT Men

TNT Men carries *recherche* international lines such as the Italian Stone Island, PYA (Toronto), Vince, Wings and Horns, London's Harris Wharf and Alexander Wang from New York. Stephanie Marois explained that "the luxury brands are all big sellers."

I loved the store's feel and its Italianate tiny tiled floor morphing into concrete. Rough wood walls complemented the mood of neutral colours.

TNT Men has taken over the former Java U space and is accessible from both the street and the existing TNT store. The boutique is full of wonderful hoodies and a wide range of jeans.

Best part? No longer will men have to check their texts while their lady friends are shopping at TNT Women next door. They too can pick up some purchases.

4110 St. Catherine St. (at Wood)
Open every day
tntfashion.ca

More choices for men, many openings at Alexis Nihon



Alexis Nihon, the site of four newly opened shops reviewed this week, on October 26.

PHOTO: INDEPENDENT.

Alexis Nihon

Alexis Nihon has exploded with new shops. On the Metro level, two new firms have launched, as well one each on the main and second floor.

Vau

Perfectly situated for rushing commuters, Vau offers Asian fusion food: take-away sushi, bubble tea and smoothies, as well as made-in-house Vietnamese sandwiches called *banh mi*, with delicious flavouring and very finely chopped raw vegetables.

The Eastern feel is maintained with a gorgeous photo of a man gathering masses of lovely lotus flowers, their beautiful smooth fuchsia petals a contrast against the texture of his traditionally carved boat.

My favourite? Picking up some fun fortune cookies.

Open 7 days a week
Vausandwiches.com
Metro level, Alexis Nihon Plaza

Electrocell

Almost right next door is the just-opened Electrocell, a magnet for students as it offers a wide array of covers for iPads

and all size smart phones: iPhone and Samsung. It also sells phones with no contract, as well as repairing one you may already own. Manager is Ahmed Ikhteah, and he also features TVs, computer accessories and repair. The keyboard for iPads was my go-to item.

Open 7 days a week
Metro level, Alexis Nihon Plaza
No web site. 514.448.6653

Boubala

Catering to tiny tots as well as those growing into their far-away futures, Boubala has just opened. The boutique offers clothing for babies, toddlers and children (5-12). And what a fun assortment it is!

Little ladies can choose a princess dress – sequinned with a tutu or pastel petals – as well as playground-ready denim outfits. Oh, and pumpkin slippers. The one-stop cuteness shop also offers boys a wide selection, for boisterous lads and computer coders-to-be. T-shirts are fun, "Don't moose with me," being only one of the amusing slogans. Against a backdrop of distressed wood, colourful backpacks beckon the next CEO for his/her crayon collection.

Main floor, Alexis Nihon Plaza

Open every day
Boubala.com

MontVR

How much fun is this! The MontVR (virtual reality) entertainment center is so "in," that the day I went, the shop had a group booking, so no VR could be viewed.

Manager Marc Sauriol must be proud! The idea of putting on a strange-but-soon-comfortable headset and entering other worlds is fascinating.

You are really there.

MontVR offers 23 games. Often kids book an hour, and newcomers book half an hour.

Qualified personnel guide beginners through a session, explaining everything beforehand.

Montreal is internationally famous for its talented coders, such as those who work at Ubisoft, who create fantastical worlds, for example *Assassin's Creed*. The scenes one can view at this new VR site are a mesmerizing glimpse of the future. Then reality beckoned as I took the bus home.

Second floor Alexis Nihon Plaza
Open every day
MonVR.com

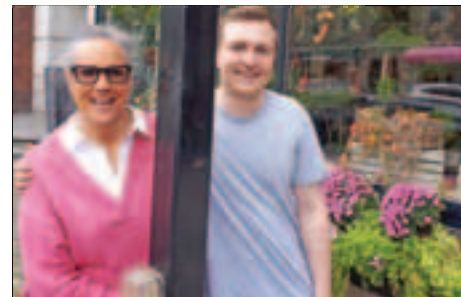
Meet your local business people



André Bruneau & Lucie Ricard
Bon Ton Cleaners
4251 St. Catherine St. W.
(at Olivier Ave.)
514-935-2707



Robyn and Tawn Friedman, owners
Boulangerie le fournil
*We specialize in corporate catering, private parties,
kids' birthday parties and shiva meals.*
4910 Sherbrooke St. West
514-485-6647



Christine Pickrell & Marc Harrison
Westmount Florist
360 Victoria Ave.
Westmount
514-488-9121



Fiorello Velluci, franchise owner
Metro Westmount
Open 7 days a week till 11 pm
4840 Sherbrooke St. W.
514-484-4083
Free parking



Tal Ashkenazi, Wilder Wall
and Alexander Hogg
Hogg Hardware
*Proudly serving the community
for 25 years*
4855 Sherbrooke St. W.
514-934-4644



M-A. Couturier, co-owner
G. Lachance, co-owner



G. Lachance & M-A. Couturier Pharmaciens

*Avoid waiting and save time!
Have your prescriptions prepared
while you do your groceries.*

You can park at **metro**
mon épicer

514-937-2891

Our new location:
370 Victoria (across from Metro)

Gloria Bass,
owner

Gloria Bass Design

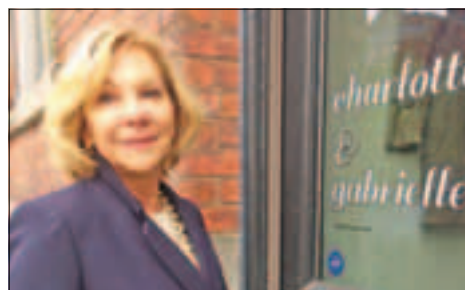
*Award-winning
jeweller with
over 40 years
of experience.*

1361-1
Greene Ave.
514-933-7062

info@gloria
bassdesign.com



Glenn Neven
Birkenstock Naturino
*Canada's largest Birkenstock store
Also featuring Gabor, Haflinger, Aigle,
Naturino (kids) and The Northface*
514-939-0363 – mybirkshop.ca
1325 Greene Ave., Westmount



Charlotte & Gabrielle
High End Consignment
Follow us on
353 Prince Albert St.
514-488-7700

Catherine
Deslauriers,
owner

HAPPYLEGS
LES BAS

*Hosiery,
fine lingerie
and men socks*

4928-A Sherbrooke St. W.
happylegs.ca
514.379-1164



*Multi-brand jewellery,
accessories and
women's clothing*

1228 Greene Ave.
514-846-1828

Follow us on
boutiqueleboudoir.com



FEATURING
12 Chelsea Place, Golden Square Mile \$ 3,198,000.00



ENGEL & VÖLKERS®



MARTIN ROULEAU
Residential Real Estate Broker
& Advisor
T 514.933.9998 | martinrouleau.com



ENGEL & VÖLKERS[®]
MARTIN ROULEAU



30-202 Coldbrook
Situating along the Coldbrook stream, this light filled 3 bedroom, 2 bathroom condo with all its amenities, still has a country feeling but is steps from the centre of Knowlton. (10137682) \$279,000



17 Capel
1913 gracious home with old charm wraparound verandas up and down, surrounded by exquisite perennial gardens. Large lot in a quiet sought after neighbourhood. (19126169) \$515,000



846 Scenic
TAMARACK FARM – 1850 farmhouse with chachet on 44 acres of pasture, streams and woods. Extensive renovations and substantial addition 1989. Established garden, orchard, ponds, old maples. Breathtaking views of Pinnacle and Sutton's Round Top. Barn, insulated workshop. (21193398) \$749,000



Diana Timmins
Real Estate Broker
450-531-3094



***‘Construction’ season almost over,
time for winter?***



The city's work on Burton Ave. (top) is over, although its work on Argyle north of Thornhill (bottom) is not, as pictured on October 26. The uncompleted Argyle work continues up to Westmount Ave. The inset photos are from September 24.

Parts of 20, 15 closed that Friday, Saturday, Sunday & Monday

MTQ reiterates: avoid Turcot interchange November 9, 10, 11 and 13

The message is clear: Avoid the Turcot interchange, where autoroute 15 meets the 20/720, November 9 to 11. Quebec's ministry of Transport reiterated remarks it made at the Turcot Bon Voisinage meeting October 15 (see October 23, p. 10) with a press release sent out October 23.

Describing the closures as "exceptional," it predicted "very difficult traffic conditions" across the whole traffic network. It asked everyone, including employers, for cooperation and to avoid "non-essential" transportation.

The northbound 15 at the Turcot interchange will be closed from Friday night to Monday morning. The eastbound 20 at the Turcot will be closed from Friday night

to Tuesday morning. The westbound 20 in the same area will be closed Thursday night to Tuesday morning.

Incentives will be put in place for commuters to use public transportation. The ministry also recommends tele-commuting, changing work hours and car pooling.

Some three-axle truck travel will be prohibited.

de Courcell to close for 3 weeks

On October 26, the MTQ also announced the closure of de Courcelle St. by CN at the St. Henri tracks as of October 30 for a period of three weeks. The exact closure day could be pushed a few days, depending on circumstances.

Who owns dog excrement?



Some inter-Westmounter communication. This sign was photographed in a foot alley on the south side of St. Catherine near Lewis on October 26.

PHOTO: INDEPENDENT.

SOLD



WESTMOUNT \$1,118,000

Le REDFERN:
Luxurious open concept, 2 bedrooms, 2 ensuite bathrooms, 1 powder room, 1 garage, 2 lockers, gym, pool, terrace.
MLS 19979854

WATERFRONT Rue Saraguay \$6000/month

Stunning views,
4+2 bedrooms,
3+1 bathrooms,
huge covered terrace,
2 car garage.
MLS 19488390



ELIZABETH WOOD

CHARTERED REAL ESTATE BROKER

ewood@immo-cristal.com

514-774-9999



Classifieds in the *Independent*

Why list your goods (or services) on fly-by-night, who-knows-who-is-replying websites when you can list (and sell) locally?

Buy a classified in the Westmount Independent at:

www.westendclassifieds.com

Buy locally to sell locally

MB

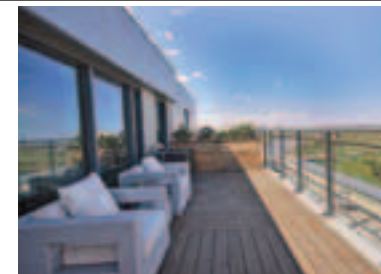
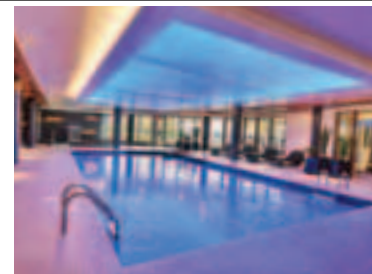
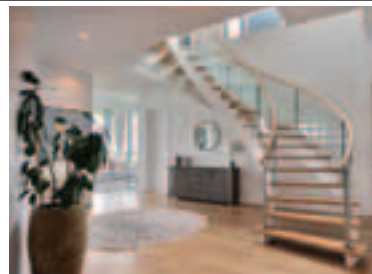
MARLENE BUTLER

Certified Real Estate Broker

CUSTOMIZED SERVICES

OVER 10 YEARS OF
VALUABLE EXPERIENCE

DATA-DRIVEN MARKET
RESEARCH



NUNS' ISLAND – SYMPHONIA PENTHOUSE

The ultimate in luxury living awaits. This spacious penthouse on 2 floors totals 2483 ± square feet with open living areas, and 1000± square feet of private outdoor space. Unparalleled amenities. A must see!

\$1,950,000



514.994.4706



WWW.MARLENEBUTLER.COM



MB_MTLHOMES

BUILDING PERMITS What's permitted

Council approves 56 building projects in October, refuses none

The following 24 permit requests for demolition, exterior construction, alteration and renovation were approved at the October 2 meeting of the city council. There were no refusals.

Approved

- 4344 Westmount:** to replace windows and a balcony door and add dormers to the roof;
- 4771 Sherbrooke:** to create a new parking space in the side yard and build a driveway;
- 4260 Dorchester:** at a Category I house, to revise approved window material;
- 14 Sunnyside:** at a Category I house, to build a new breakfast room extension in the rear;
- 4620 St. Catherine:** at a Category I building, to revise approved window material;
- 672 Grosvenor:** to install a new patio at the rear;
- 29 Church Hill:** to replace windows;
- 27 Church Hill:** to replace windows;
- 624 Victoria:** to do landscaping work in the front yard, resurface the driveway and renovate the front porch and stairs provided the large boulders are excluded from the project;
- 456 Argyle:** at a Category I house, to rebuild the stairs leading to the basement and excavate in front of basement windows in the front yard on condition its depth is reduced to eliminate the need to install guard rails;

- 333 Côte St. Antoine:** to rebuild the front porch with a new balustrade and roof, replace the balustrade of the bay window balcony, replace front and rear doors, reinstate two dormers on the front and rear parts of the roof, insulate the roof and replace the shingles;
- 627 Carleton:** to replace a front door;
- 727 Upper Belmont:** to enlarge a window on the rear façade;
- 423 Mount Pleasant:** at a Category I house, to make an opening for a new patio door and a window on the rear façade provided the existing opening width is kept for the new door;
- 4477 de Maisonneuve:** to enclose the rear porch under the balcony, rebuild the deck and create a new storage space beneath it, and modify the rear landscaping provided the shutters are excluded from the scope of the work and that the new windows and doors are made of wood with or without metal cladding;
- 642 Lansdowne:** to replace windows;
- 314 Grosvenor:** landscaping at front and back;
- 4710 de Maisonneuve:** to replace a door;
- 765 Upper Belmont:** landscaping at the front;
- 34 Springfield:** to replace windows and doors;
- 169 Metcalfe:** landscaping;
- 9 Parkman Place:** to build a new rooftop terrace on the principal building;
- 18 Edgehill:** to modify the opening of the garage door;

- 420 Prince Albert:** to enlarge the rear deck, modify the rear basement access, repair the front stairs, replace the hand and guard rails of the front porch and balcony and replace the fence.

* * *

The following 32 permit requests for demolition, exterior construction, alteration and renovation were approved at the October 15 meeting of the city council. There were no refusals.

Approved

- 473 Prince Albert:** to rebuild a rear balcony;
- 9 Parkman Place:** to extend the rear balcony over an existing garage;
- 47 Thornhill:** at a Category I house, to build an extension in the form of a large bay window on the main floor and an extension at the rear at the second storey on condition that the windows are in wood and respect those existing and that the details of the extensions reflect existing conditions;
- 3955 Richelieu:** to modify the building to convert it from industrial to office use including modification of openings;
- 770 Upper Belmont:** to replace some windows;
- 24 Melbourne:** to do some landscaping;
- 67 Prospect:** to replace windows;
- 535 Mount Pleasant:** to install a fence at the rear;
- 345 Grosvenor:** to rearrange the existing parking area;



139 Abbott, south of St. Catherine, on October 26.

PHOTOS: INDEPENDENT.

- 30 Winchester:** to replace a window provided the new one is a casement type with central division to match the original one;
- 16 Anwoth:** to replace a door and a window;
- 139 Abbott:** to replace windows;
- 652 Grosvenor:** to replace windows provided they are double hung;
- 313 Elm:** at a Category I house: to replace

continued on p. RE-22



4620 St. Catherine, near Lewis, on October 26.



18 Edgehill, on October 26.



4477 de Maisonneuve, near Westmount Park, on October 26.



Mare Dimitropoulos

Real Estate Broker

514.791.7764

www.maredimitropoulos.com | mdimitropoulos@sutton.com

Sutton
Groupe Sutton-
Centre-Ouest Inc.
Real estate agency
Agence immobilière

DOWNTOWN LIVING

8 Place de Richelieu

Asking price
\$1,850,000

MLS #10736864

“Location, location” In the heart of The Golden Square Mile. Unique charm with high ceilings, wood floors, a private terrace outside the sunroom and indoor parking. 4 bedrooms, 3 bathrooms and a powder room. Courtyard views.



NEW LISTING

Le Chateau

1321 Sherbrooke St O.

Asking Price
\$895,000

MLS # to follow

2 bedroom, 2 bath
1550 sq ft located
on the 12th floor
with east and
west exposures.



Le Roc Fleuri

2000 Rue Drummond

Asking Price
\$3200/mo

MLS # 24898154

Furnished rental
2 bedroom with
private terrace
located on the
second floor.

NEW LISTING



COUNTRY LIVING

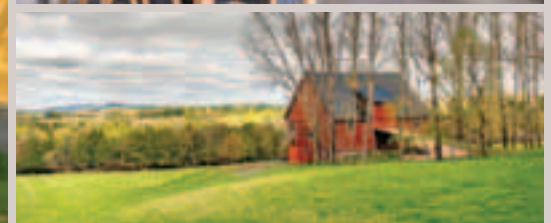
29 Chemin de L'Université

Canton de Hatley

Asking Price \$2,900,000

MLS # 28787812

Discreet contemporary perfection. A true country retreat situated on 117 acres of land with spectacular views of Mount Orford. 7 bedrooms with ensuite bathrooms, state of the art kitchen and spa overlooking the landscape. On the property you will find a renovated barn, an apple orchard, a Japanese garden and 2 ponds before reaching the forest with hiking trails. The perfect place to get away from it ALL.



Confusing times on de Maisonneuve (eastern version)

The *Independent* has run three stories about the confusing array of detour signs in the de Maisonneuve and Claremont/Prince Albert area. But there is confusing stuff going on east of Westmount Park, too!

The *Independent's* reporter noticed this first sign (left) on October 24 when he was walking east on the north side of de Maisonneuve between Metcalfe and Kensington. It was weird because the sign was pointed west (i.e. for eastbound travellers) and cyclists are the only mechanized voyagers travelling east on this section of Maisonneuve. But there are not two bike lanes to merge into one (as the sign advises) and the sign was on the north side anyway, while the cycling lane is on the south.

Then the *Independent* noticed a “construction ahead” sign (middle) pointed east (i.e. for westbound travellers), but there was no construction to be seen anywhere on de Maisonneuve that day.

In its investigations, the *Independent* did, however, notice a third sign (right) back near the intersection with Metcalfe that pointed westbound travellers in a diagonal leftward/southwest direction – where there are houses.

Who knows?



PHOTOS: INDEPENDENT.

Permits, cont'd. from p. RE-20

windows;

7 Ingleside: to replace a window;

559 Victoria: to replace windows;

10 Belvedere: to create an opening at the rear for a new French door;

107 Sunnyside: to replace windows and doors provided that the bathroom windows (item #10) are two casement ones as per the original ones and that the vertical divisions are preserved for the eyebrow window (item #12) as per the original as they are defining architectural elements of the house;

751 Upper Lansdowne: to block a solarium window;

648 Murray Hill: to replace windows;

215 Redfern: to build a structure over an existing roof access at the condominium building;

417 Mount Stephen: at a Category I house, to replace windows and a door;

375 Grosvenor: to repave a parking apron provided it have a maximum dimension of 9'X18';

4643 Sherbrooke: at the Abbey apartments, to redo the walkway;

472 Côte St. Antoine: to modify the rear façade including certain openings on condition the window designated F2 is revised to be a guillotine one with proportions similar to window F4;

577 Lansdowne: to replace windows;

3220 The Boulevard: to replace windows;

448 Mount Stephen: to replace a door

with a window at the rear;

370 Victoria: two permits, one to install two signs and another to modify the façade door;

25 York: to replace the roof fascia;

5 Grove Park: to modify three basement windows.

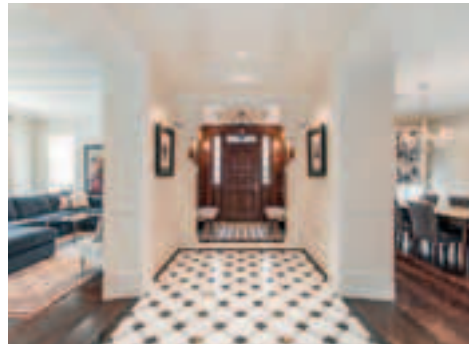


7 Ingleside, near Metcalfe and St. Catherine, on October 26.



25 York, near Victoria and St. Catherine, on October 26. PHOTOS: INDEPENDENT.

EXCEPTIONAL HOMES FOR SALE



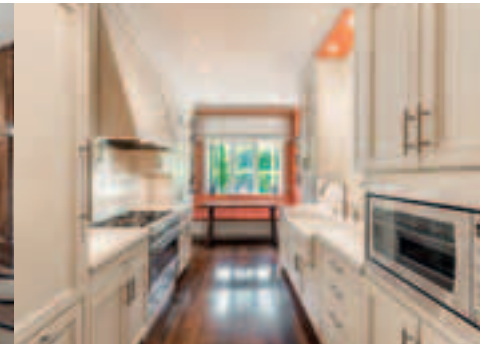
53 SURREY GARDENS, WESTMOUNT



\$4,995,000 | MLS 10973728



496 AV. WOOD, WESTMOUNT



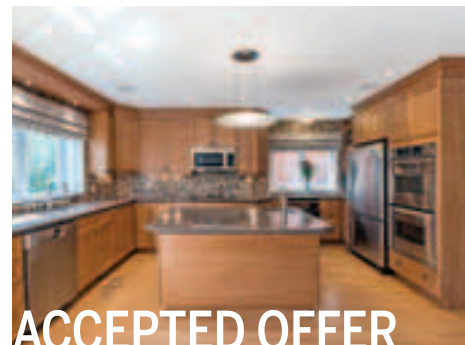
\$2,325,000 | MLS 12230309



INTRODUCING
4850 AV. WESTMOUNT, WESTMOUNT



\$2,050,000 | MLS 22227817



ACCEPTED OFFER
204 HARLAND ROAD, HAMPSTEAD



\$1,440,000 | MLS 18078386



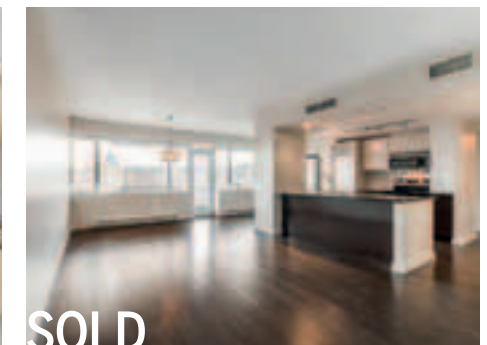
1384 AV. OVERDALE, VILLE MARIE
Potential bed & breakfast \$1,488,000 | MLS 19231527



2500 AV. PIERRE-DUPUY, APT. 709
5 garages \$1,250,000 | MLS 17715158



SOLD
120 FERLAND #3C (ÎLE-DES-SOEURS)



SOLD
4850 CH. DE LA COTE-ST-LUC, APT. 82 (MONTREAL)

ANNE BEN-AMI (MADAR)

Real Estate Broker

514.726.3037

annebenami.ca



You're invited

M sur la Montagne Phase 2

3150 Ramezay Place

Showcased Saturday & Sunday 2-5pm

60% Sold

Don't miss your chance to be part of the M family!

Sotheby's | Québec
INTERNATIONAL REALTY

SOTHEBYSREALTY.CA

Real estate agency. Independently owned & operated.



NEW ON THE MARKET - WESTMOUNT

Westmount Square - MLS: 17607466

Very rare on the market !! 2300 SF unit facing North/East
w/ panoramic views & 2 garages.

Unique chance to create the condo of your dreams !!!



INTRODUCING ALTI
The brand new 3 Bdr micro-loft model !

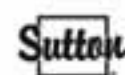
CHIC SHACK



Marie Sicotte

Real Estate Broker
514 953 9808
marie@mariesicotte.com

www.mariesicotte.com



BARNES
INTERNATIONAL REALTY
barnes-quebec.com

**SICOTTE
& CO**