



# BRIGID SCULLION

LUXURY REAL ESTATE

PREPARED FOR:

John & Jane Doe  
123 Boul. Maine, #202  
Montreal

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Trust Brigid Scullion for the service you expect  
– and the results you need!

Only the Best, **Hand-Picked**

**Luxury Homes** in Montreal's

Best Neighbourhoods



## *-Brigid Scullion*

"Your home tells your story - it is a reflection of who you are..."

Brigid is a Real Estate Broker with Westmount's Group Sutton Centre-Ouest since 2012. She is also a licensed commercial Real Estate Broker. Having graduated with a degree in business and marketing at Concordia, she spent the next 25 years in marketing before making the transition into real estate.

She has lived and raised her family in Westmount since 1990 and as such, she is very familiar with area's wonderful community and unbeatable setting. Of course, being raised a Montrealer, Brigid is equally familiar with the beautiful boroughs and neighbourhoods of the rest of the city.

Since becoming a broker, Brigid has sold every single property she has listed. She has had a consistent record of finding homes to the complete satisfaction of her buyers. Her determination is unstoppable: she is dedicated to "making it happen" for her clients.



Brigid's owes her success in real estate in Westmount and Montreal to her passion for her clients. One of her fundamental values is taking the time to get to know her clients – whether buyers or sellers – so she can ensure the best outcome possible for their particular needs. She focuses on details like budget, future plans, hobbies, lifestyle, daily routine, work, family life and personality for buyers, and factors like financial expectations, real estate goals and time frames for sellers.

More importantly, she endeavours to keep communication open, honest and sincere throughout the entire process. This means that there are never any unexpected surprises, and every question, concern or query gets answered as quickly as possible. Her passion for providing authentic and dedicated services has made her name synonymous with real estate quality not just in Westmount, but also across Montreal.

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## PROPERTY INFORMATION



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COMPARABLE ACTIVE LISTINGS



**Brigid Scullion, Residential and Commercial Real Estate Broker**  
**GROUPE SUTTON - CENTRE OUEST INC.**  
Real Estate Agency  
245, av. Victoria #20  
Westmount (QC) H3Z 2M6  
<http://www.brigidscullion.com>

514-235-7878 / 514-933-5800  
Fax : 514-933-2299  
[bscullion@sutton.com](mailto:bscullion@sutton.com)



**\$650,000**

5865 Av. de Monkland, apt. PH1, Côte-des-Neiges/Notre-Dame-de-Grâce (Montréal) Seller's Declaration

<b>Property Type</b>	Apartment (Div.)	<b>Occupancy</b>	90 days PP/PR Accepted
<b>Style</b>	One storey	<b>Deed of Sale Signature</b>	90 days PP/PR Accepted
<b>Floor</b>	5	<b>Lot Eval.</b>	\$42,100 (2017)
<b>Building Type</b>	Detached	<b>Building Eval.</b>	\$373,600 (2017)
<b>Year Built</b>	2012	<b>Mun. Taxes</b>	\$3,130 (2017)
<b>Gross Priv. Portion Area</b>	1,170.04 sqft	<b>School Taxes</b>	\$669 (2017)
<b>Lot Area</b>		<b>Condominium Fees</b>	\$ 3,948 (\$ 329/month)
<b>Expected Delivery Date</b>			
<b>Cert. of Location</b>	No		
<b>Body of Water</b>			

Centris® No.

21158408 (Active)

Yes



**Rooms 5 Bedrooms 2+0**

		<b>Bathrooms and Powder Rooms</b>	2+0
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>
PH	Living room	25.7 X 11.10 ft	Ceramic
PH	Dining room	11.10 X 8.6 ft	Ceramic
PH	Kitchen	10.5 X 10 ft	Ceramic
PH	Master bedroom	17.7 X 11.2 ft	Ceramic
PH	Bedroom	10.2 X 8.2 ft	Ceramic
PH	Bathroom	7.9 X 6.7 ft	Ceramic
PH	Bathroom	6.11 X 5.3 ft irr	Ceramic
PH	Storage	6.11 X 6.7 ft	Ceramic
PH	Corridor	9.2 X 4.3 ft	Ceramic

**Inclusions**

Refrigerator (Fisher & Paykel), convection oven (Fisher & Paykel), induction cook-top (Miele), dishwasher, washer & dryer (LG), Murphy bed, TV & integrated sound system, built-in custom wall unit & electrical fireplace.

**Exclusions**



<b>Sewage System</b>	Municipality	<b>Heating System</b>	Electric baseboard units	<b>Equip./Serv.</b>	Mobility impaired accessible, Elevator(s), Central air conditioning, Air exchange system, Sprinklers, Intercom, Electric garage door opener
<b>Water Supply</b>	Municipality	<b>Water (access)</b>			
<b>Pool</b>					
<b>Cadastre Parking</b>		<b>Fireplace-Stove</b>	No	<b>Renovations</b>	
<b>Parking</b>	Garage (1)				

Rare opportunity in Monkland Village! PH-condo southwest exposure with stunning views of the city, open concept, high ceilings - 9.5 feet, abundant fenestration, custom finishes, functional layout and an impressive private roof terrace of 1600 sqft.

- You will never miss the sun in this unit!
- Large scale windows and high 9.5 feet ceilings
- South-west exposure with breathtaking views of the city;
- Custom made kitchen with quartz countertop and mosaic backsplash, equipped with high-quality home appliances;
- The second bedroom is open, easy to close. Used as an office and guest room with build-in Murphy bed;
- Walk-in closet adjacent to master bedroom;
- Porcelain floor 24 x 24; heated in the master bedrooms and adjacent bathroom;
- Two Italian-style bathrooms fully tiled with porcelain composite base, rainfall shower head, door and tempered glass enclosure;
- Two patio doors: living room and bedroom leading onto the private terrace;
- Gym on the 2nd floor;

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COMPARABLE SOLD LISTINGS

SOLDS	BEDS	BATHS	PARKING	ASKING PRICE	SOLD PRICE	DAYS ON MARKET	CITY EVALUATION	PRICE PER sq.ft.	LIVING AREA sq.ft.	PROPERTY TYPE	BUILT IN	SOLD ON
4361 Decarie Boul #202	2	2	1 garage				\$520,200			1530	Condominium	1900
2041 Grey ave.	2	2	1 garage	\$595,000	\$605,000	4	\$501,900	\$317/sq ft	1907.36	Condominium	1929	7/11/17
5375 Notre-Dame #402	2	2	1 garage	\$555,000	\$555,000	15	\$487,300	\$410/sq ft	1355.18	Condominium	1922	8/9/16
5375 Notre-Dame #209	2	2	1 garage	\$799,000	\$740,000	279	\$588,100	\$449/sq ft	1647	Condominium	1922	3/25/16
2000 Claremont #PH7	2	2	1 garage	\$539,000	\$500,000	133	\$560,300	\$508/sq ft	984.9	Condominium	2007	7/16/17
5865 Monkland #PH3	2	2	1 garage	\$599,000	\$515,000	333	\$375,600	\$508/sq ft	1014	Condominium	2012	2/28/17
5972 Terrebonne	2	2	1 garage	\$678,000	\$660,000	89		\$658/sq ft	1003.2	Condominium	1931	2/1/17
4361 Decarie Boul #202	2	2	1 garage				\$520,200			1530	Condominium	1900
2041 Grey ave.	2	2	1 garage	\$595,000	\$605,000	4	\$501,900	\$317/sq ft	1907.36	Condominium	1929	7/11/17
5375 Notre-Dame #402	2	2	1 garage	\$555,000	\$555,000	15	\$487,300	\$410/sq ft	1355.18	Condominium	1922	8/9/16

\*Comparatives as of February 23 2018. For complete listing details see attached listing extracts on the following pages.

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SUGGESTED LISTING PRICE

Based on the comparable sales in the last year, the average sale price per square foot is \$575.

The property at 123 Boul. Maine #202 features 1500 square feet.

**1500sq.ft. x \$575/sq.ft. = \$862,000**

With these calculations and the strength of the selling market, my recommendation would be to list the property at **\$925,000**.

We will monitor market feedback and will adjust the price accordingly if we do not receive an offer within 30 days. Although the price may seem aggressive, we are in a very strong sellers market and I am confident that I will get you the highest price in the least amount of time.

RECENTLY SOLD BY BRIGID

With average selling prices up by 4.2% in 2017, Montreal real estate market has switched to a seller's market, making it an opportune moment to get the best price for your property.



— 3982 —

#A11 - CH. DE LA CÔTE  
DES NEIGES

ASKING PRICE:  
\$729,000



— 1 —

PLACE ONTARIO

ASKING PRICE:  
\$1,100,000



— 1280 —

#1 - AVE PINS. O

ASKING PRICE:  
\$499,000

— 5 —  
MARKETING

**Brigid can help you find a buyer quickly**

In today's competitive Montreal real estate market, trusting an established and knowledgeable expert will save you time and effort.

**Stand a notch above the rest.**

With a unique approach that leverages all the tools available - from traditional online listings to targeted print ads and focused, cutting edge social media promotion of each unique home - Brigid knows how to find the right buyer and create the most value, delivering you the best selling price.

**Expert Advice and Direction**

Brigid starts with capturing the essence and character of your home through beautiful photography. Then, a top-tier advertising campaign is executed, targeting the right audience for your property.

**Staging for Success**

Did you know that 95% of staged homes sell faster and for up to 17% more?

Brigid's expert staging and preparation to sale advice will set the mood just right and show off your property in the best light.



## TESTIMONIALS | HOMEOWNERS STORIES

Brigid has been guiding her distinguished Montreal clientele to buy and sell exclusive properties in since 1998.  
Their satisfactions is her ultimate endorsement.



*To all my clients, thank you  
for the years of trust!  
-Brigid Scullion*

### "GREAT PATIENCE & CREATIVE PROBLEM SOLVING"

I had the good fortune of working with Brigid Scullion for the sale of my Townhouse on Redpath Place. She gave us her full attention and made a 100% effort to understand the Buyers needs as well as my own. Brigid displayed great patience and creative problem solving to arrive at a mutually satisfying agreement.

HELEN FRANK  
26 REDPATH PLACE  
DOWNTOWN - GOLDEN SQUARE MILE  
647-345-4120

### "ALWAYS FEEL THAT BRIGID HAS MY BEST INTERESTS AT HEART"

I have had the pleasure to work with Brigid on several transactions. She is dedicated, committed, detail oriented and professional. I always feel that Brigid has my best interests at heart and I am confident that she herself is personally involved in all the details of my transactions whether I am buying or selling. I recommend her highly; to first time home purchasers as well as people like myself who have bought and sold many homes. As a bonus, Brigid is delightful company and fun to work with!

CAROLE BROHMAN  
1270 PINS  
DOWNTOWN - GOLDEN SQUARE MILE  
514-889-4468

## "BRIGID IS ABSOLUTELY EXCEPTIONAL AT HER JOB"

Our experience working with Brigid is that she is absolutely exceptional at her job. Her enthusiasm, energy, work ethic and interest in real estate set her apart from other brokers we have worked with in the past. She is always willing to show the listing, take a call, or return an email. There is no middle man when working with Brigid. She represents you and your property 100%. Looking forward to the next opportunity to work together.

H.SIMPSON & C. MILLEN  
1280 PINS O.  
514-712-1226

## "ALWAYS REACHABLE BY PHONE OR A TEXT"

Over the past few months Brigid has been a very valuable asset for me as I was looking to buy a house. Her thoughtful, well-researched advice gave me an excellent understanding of the current real estate market for the area I was looking at. Always reachable by phone or a text, her guidance was greatly appreciated. She was a great asset to me through several different bids with sellers. I feel lucky to have had Brigid as my broker and I highly recommend her.

RACHEL YANE  
RICHELIEU PLACE - DOWNTOWN /  
GOLDEN SQUARE MILE  
514-606-5784

## "HARDWORKING, CONSCIENTIOUS, HONEST, AND CARING"

Brigid represented my ex-wife Michele and myself in selling our home in Hampstead. She was just fabulous. I don't think I've ever worked with or even met an agent as hardworking, conscientious, honest, and caring as Brigid. She not only really understood the market...but she also understood our needs and respected our situation.

My past experiences with agents has not been very good. I found most of them to be self-serving and rarely prioritized me the way I would have hoped. Brigid was a breath of fresh air to say the least. We felt we were important to her and her loyalty was evident. Honesty, loyalty, caring, hardworking, and skilled. These are the traits we expect to have with the agent who represents us. Brigid possesses all

ROBERT LUXEMBOURG  
HAMPSTEAD  
514-585-6676

Trust Brigid Scullion for the service you expect – and the results you need!

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NEXT STEPS

**Start the listing process**

Thank you for considering my real estate services. In order to list your property on the market, I require the following information and documents. I've provided the printable checklist below to help you gather and keep track of each necessary document. As always, if you have any questions, please feel free to call me at 514-235-7878.

- Original Deed of Sale or share certificate
- Original Deed of Loan if applicable
- Original Mortgage Quittance if applicable
- Latest Hydro Bill
- Latest Heating bill
- Water tax bill if applicable
- Any rental equipment bills such as hot water tank
- Most current School tax bill including garage tax bill if applicable
- Most current Municipal tax bill including garage tax bill if applicable
- All repairs and renovation bills
- Current Certificate of Location. If you don't have it, we can help you order one.
- Last 3 years of minutes of the meetings
- Last 3 years of financials
- Declaration of co-ownership and any updates
- Rules and Regulations
- Any notices or special assessment notices
- Names and phone numbers of management company and/or board members to contact for questions and missing documentation.

## "AN EXCELLENT REAL ESTATE AGENT"

Now that our home is sold and we are settling in to our new accommodations, we want to thank you once again for all of your help, support and encouragement throughout the selling process. We greatly appreciate your sensitivity to our concerns and your conscientious efforts, as well as your pleasant demeanour and upbeat disposition with us and prospective buyers.

Most importantly, you patiently went with the flow until our objectives were met. As a testimony to our appreciation of your efforts, we continue to recommend you highly to friends and acquaintances who are in need of the services of an excellent real estate agent."

SORYL AND GERRY SOIFERMAN  
WESTMOUNT  
GOLDEN SQUARE MILE  
514-594-2275

**BRIGID SCULLION**  
LUXURY REAL ESTATE

Ready to list? Have a few questions first?

I look forward to hearing from you!

**514-235-7878**