

ON THE HOMEFRONT

FEATURED LISTINGS



■ **6644 Somerled Apt. 302**
A bright and spacious 1200 square foot corner unit and available immediately. Soundproofed, extra locker, garage, and close to all amenities **\$315,000**



■ **2410 Mariette**
Bright, sunny and charming three bedroom detached cottage with a built-in 'granny' suite. Meticulously renovated and decorated plus a beautiful and mature fruit tree garden, flexible occupancy **\$474,000**



■ **4670 Trenholme**
Bright three bedroom cottage offering immediate occupancy. Large backyard, garage and a finished basement. Quiet tree lined street, close to all **\$399,000**



■ **52 Crestwood**
A spacious 4+1 bedroom split level bordering the golf course on quiet Crestwood. What a great location for a young family **\$495,000**

IN NOTRE-DAME-DE-GRÂCE



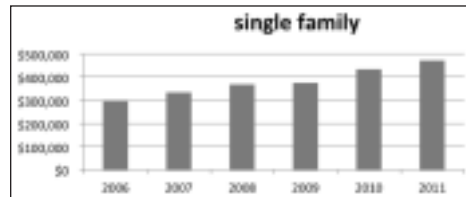
with **David Doubt, Isabelle Papineau & Rick Lavell**

MARKET UPDATE

Three quarters through the year, so let's review and compare our neighborhoods housing market to the same 3 quarters in 2010.

For the nine months ending September 30, 2011, there were 45 sales of single family homes in Western NDG, the same period a year earlier saw 42 units sold. The median price has reached \$470,000, an increase from \$432,500 (8.6%) for the first nine months of 2010.

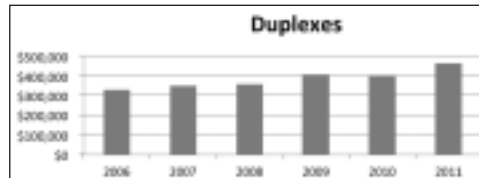
This increase in median price is significant and continues the trend to higher values the local housing market has enjoyed most years since 1997.



The chart on the left tracks the previous five year trend.

In the duplex category, the median price has increased to

\$465,000 from \$400,000 a year ago. This represents a very hefty 16% increase.



As for the past many years, our team of three has played a large part in the selling of Western NDG homes.

We are all local home owners and have a thorough knowledge of our community's facilities. We are well connected in the real estate community and bring added value to our clients. We thrive on promoting our community.

For the best service in town, call us anytime at 514-483-5800.

Rick, Isabelle and David
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■ **96 Easton**
One of our town's most elegant residences. 1925 vintage cross hall plan fully renovated and in absolute pristine condition ... **\$1,100,000** see details inside



■ **36 Easton**
Renovated cottage on the quiet cul de sac. Spacious with four bedrooms, a large kitchen with oak cabinets and a separate eat-in area. A finished basement, a garage and a private fenced garden complete the package ... **\$578,000** see details inside



■ **30 Ballantyne South**
Circa 1900 detached brick cottage with 4 large bedrooms, high ceilings a full width front veranda and a large sun deck overlooking the back garden **\$515,000**



■ **4962 Fulton**
Conveniently located in CDN, this is a lower duplex offered for rent. Just renovated throughout with 2 bedrooms and a garage. The bachelor is available as well **\$1,800/month**

PHOTO LISTINGS INSIDE

96 Easton
36 Easton