

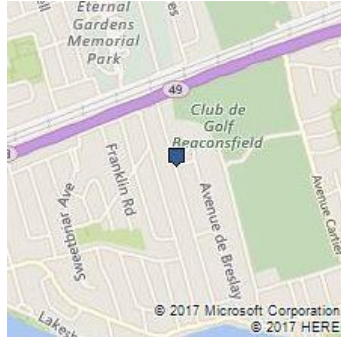


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Centris® No. 13465656 (Active)



\$429,000

114 Av. de la Pointe-Claire
Pointe-Claire
H9S 4M5

Region Montréal
Neighbourhood South West
Near Florence
Body of Water

Property Type	Two or more storey	Year Built	1954
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	24 X 26 ft	Repossession	
Living Area	1,248 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2007)
Lot Size	40 X 104 ft	File Number	
Lot Area	4,160 sqft	Occupancy	60 days PP/PR Accepted
Cadastre	2526528	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2017	Municipal	\$3,266 (2017)	Common Exp.	
Lot	\$161,800	School	\$668 (2016)	Electricity	
Building	\$207,100	Infrastructure		Oil	
		Water		Gas	
Total	\$368,900	Total	\$3,934	Total	

Room(s) and Additional Space(s)					
No. of Rooms	6	No. of Bedrooms	3+1	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	15.6 X 12.6 ft	Wood	Fireplace-Stove.	
GF	Dining room	11.6 X 10 ft	Wood		
GF	Kitchen	12 X 11.6 ft	Laminate floor		
2	Master bedroom	16 X 9.6 ft	Wood		
2	Bedroom	13 X 10 ft	Wood		
2	Bedroom	10 X 9.6 ft	Wood		

Features	
Sewage System	Municipality
Water Supply	Municipality
Foundation	Poured concrete
Roofing	Asphalt shingles
Rented Equip. (monthly)	Propane tank (\$10)
Renovations	
Pool	
Parking	Driveway (3)

Siding	Aluminum, Brick	Driveway	Asphalt
Windows		Garage	
Window Type	Sliding	Carport	
Energy/Heating	Electricity	Lot	
Heating System	Hot water	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Separate shower	Water (access)	
Washer/Dryer (installation)	Bathroom (Basement 1)	View	
Fireplace-Stove	Gas fireplace	Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Alarm system	Energy efficiency	

Inclusions

Dishwasher, fridge, stove, window coverings

Exclusions

Propane tank is rented

Broker - Remarks

Charming cottage steps from waterfront and historic Pointe Claire village. Enjoy unparalleled quality of life in one of the most sought after neighbourhoods in the West Island.

Addendum

Main floor features hard wood floors, cozy living room with gas insert fireplace, patio doors off dining room to deck and sunny west facing yard. Large kitchen with "eat-in" dinette. Second floor with 3 bedrooms and updated family bathroom. Recently finished basement with playroom, bedroom and 2nd full bath/ laundry room.

Solid 1950s construction with many mechanical and cosmetic updates:

- High quality "Marvin" windows. 2008
- Roof 2009
- Front porch 2008
- Electric furnace 2015
- High efficiency gas insert 2008
- Full basement renovation including spray foam insulation 2012

Sale with legal warranty

Seller's Declaration

Yes SD-67254

Source

IMMEUBLES DEAKIN REALTY, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises.



Exterior



Living room



Living room



Living room



Kitchen



Kitchen



Kitchen



Dining room



Dining room



Staircase



Master bedroom



Bedroom



Bedroom



Bathroom



Basement



Basement



Basement



Basement



Backyard



Backyard



Backyard