

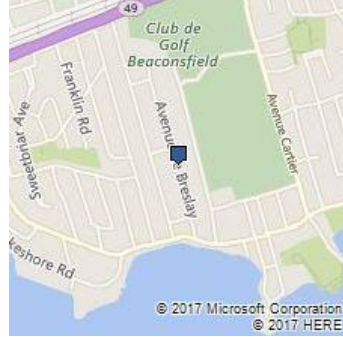


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**Centris® No.** 16662822 (Active)



**\$379,000**

**45 Av. de Breslay**  
**Pointe-Claire**  
**H9S 4N8**

**Region** Montréal  
**Neighbourhood** South West  
**Near** Watson  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1948
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	32 X 29 ft	<b>Repossession</b>	
<b>Living Area</b>	1,900 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (1978)
<b>Lot Size</b>	60 X 108 ft	<b>File Number</b>	
<b>Lot Area</b>	6,466 sqft	<b>Occupancy</b>	60 days PP/PR Accepted
<b>Cadastre</b>	2528313	<b>Deed of Sale Signature</b>	60 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2017	<b>Municipal</b>	\$3,252 (2017)	<b>Common Exp.</b>	
<b>Lot</b>	\$192,700	<b>School</b>	\$666 (2017)	<b>Electricity</b>	\$2,649
<b>Building</b>	\$174,600	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$367,300	<b>Total</b>	\$3,918	<b>Total</b>	\$2,649

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	13.6 X 11.6 ft	Wood	Fireplace-Stove.	
GF	Family room	11.6 X 10.6 ft	Laminate floor		
GF	Dining room	13.6 X 11.6 ft	Wood		
GF	Kitchen	11.6 X 9.6 ft	Laminate floor		
2	Master bedroom	22 X 11 ft	Wood		
2	Bedroom	13.6 X 13 ft	Wood		
2	Bedroom	13.6 X 13 ft	Laminate floor		
BA1	Storage	28 X 31 ft	Concrete		

Features	
<b>Sewage System</b>	Municipality
<b>Water Supply</b>	Municipality
<b>Rented Equip. (monthly)</b>	
<b>Renovations</b>	

<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parking</b>	Driveway (3)
<b>Siding</b>	Aluminum	<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Unfinished	<b>Distinctive Features</b>	
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Laundry nook (1st level/Ground floor)	<b>View</b>	
<b>Fireplace-Stove</b>	Wood stove	<b>Proximity</b>	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Central heat pump	<b>Energy efficiency</b>	

### Inclusions

None

### Exclusions

None

### Broker - Remarks

Great location, steps to the village and lake in Pointe-Claire South

### Addendum

This charming cottage has many updates and extra features:

- Three season front porch
- Large bright open-concept kitchen with dinette/island open to family room with patio doors to deck and private mature back yard.
- Main floor laundry
- Separate living room with older wood stove & picture window (Marvin)
- Dining room (presently set up as a bedroom)
- Full bathroom, nicely renovated

Second floor :

- Large master bedroom with lots of closet space and ensuite bath with antique bath tub.
- Bathroom could be re-converted to family bath.
- 2 more good size bedrooms
- Roof 2017 to be completed July/August
- Top quality windows (Marvin)

### Sale with legal warranty

### Seller's Declaration

Yes SD-36525

### 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



Exterior



Living room



Living room



Living room



Family room



Family room



Kitchen



Kitchen



Dining room



Bathroom



Bathroom



Hall



Master bedroom



Master bedroom



Master bedroom



Bedroom



Bedroom



Backyard



Backyard



Backyard