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**Centris® No. 17588427 (Active)**



**\$949,000**

**100 Av. Astoria  
 Pointe-Claire  
 H9S 5A8**

**Region** Montréal  
**Neighbourhood** South East  
**Near** Bathurst  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1961
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	Seasonal
<b>Intergenerational</b>		<b>Reposess./Judicial auth.</b>	No
<b>Building Size</b>	30.2 X 56.6 ft irr	<b>Trade possible</b>	
<b>Living Area</b>	2,839 sqft	<b>Cert. of Loc.</b>	Yes (2003)
<b>Building Area</b>		<b>File Number</b>	
<b>Lot Size</b>	105 X 80.6 ft irr	<b>Occupancy</b>	2018-07-01
<b>Lot Area</b>	9,041 sqft	<b>Deed of Sale Signature</b>	2018-07-01
<b>Cadastre</b>	4253792		
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2018	<b>Municipal</b>	\$6,597 (2018)	<b>Common Exp.</b>	
<b>Lot</b>	\$246,500	<b>School</b>	\$1,295 (2017)	<b>Electricity</b>	
<b>Building</b>	\$476,100	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$722,600	<b>Total</b>	\$7,892	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	9	No. of Bedrooms	4+1	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	21.6 X 13 ft	Wood	Fireplace-Stove.	
GF	Office	13 X 9 ft	Wood		
GF	Dining room	15 X 11 ft	Wood		
GF	Kitchen	15 X 14.6 ft	Ceramic		
GF	Family room	28.6 X 10 ft	Ceramic	Solarium	
2	Master bedroom	24 X 13.6 ft	Wood	Fireplace-Stove. Ensuite	
2	Bedroom	12.6 X 11 ft	Wood		
2	Bedroom	13 X 10 ft	Wood		
2	Bedroom	11.6 X 11 ft	Wood		
BA1	Bedroom	13 X 12 ft	Wood		
BA1	Playroom	16 X 14 ft irr	Ceramic		
BA1	Workshop	15 X 13 ft	Concrete		
BA1	Storage	19 X 10 ft	Concrete		

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	Heated, Inground
<b>Roofing</b>	Asphalt shingles	<b>Parking</b>	Driveway (4), Garage (2)
<b>Siding</b>	Aluminum, Brick, Stone	<b>Driveway</b>	Double width or more, Paving stone
<b>Windows</b>		<b>Garage</b>	Built-in, Double width or more
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Dual energy, Electricity, Natural gas	<b>Lot</b>	Bordered by hedges, Fenced
<b>Heating System</b>	Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	Street corner
<b>Bathroom</b>	Ensuite bathroom, Separate shower	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Laundry corner (1st level/Ground floor)	<b>View</b>	
<b>Fireplace-Stove</b>	Gas fireplace, Wood fireplace	<b>Proximity</b>	Bicycle path, Commuter train, Cross-country skiing, Elementary school, Golf, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>	Wood	<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Central vacuum cleaner system installation, Electric garage door opener, Alarm system, Central heat pump	<b>Energy efficiency</b>	

## Inclusions

All kitchen appliances, two garage door remotes, central vac & accessories, pool accessories.

## Exclusions

None

## Broker - Remarks

This is an exceptional 4+1 bedroom stone-front Canadiana in Priest Farm with top quality renovations throughout. Absolutely turn-key in a great neighbourhood, a visit will convince you!

## Addendum

Classic cross hall plan  
New hardwood throughout  
New windows  
New Front door  
Bright living room with fireplace insert and separate dining room  
Home office with window overlooking solarium family room  
Immense kitchen -- ceramic floors -- French Provincial cabinets -- huge family fridge -- breakfast bar -- gas stovetop  
Powder room -- ceramic & terra cotta  
Solarium/family room -- ceramic floor -- 2017 completely refurbished including two new patio doors giving access to the private back yard oasis  
Landscaped fully fenced back yard -- in-ground salt water pool (2017 salt machine replaced) surrounded by professionally finished Unistone deck  
3 bedrooms upstairs -- all with hardwood floors and ample storage  
Spectacular master suite with open concept ensuite bath - full body shower, soaking tub & recent gas fireplace. His & hers built-in cabinetry  
Finished basement -- ceramic floor -- two storage areas -- central vac - fifth bedroom (hardwood floor) and full newly renovated bathroom  
Two-car garage with dual door remotes  
Dual energy forced air heating system -- natural gas furnace with electric heat pump (2018)

**Sale with legal warranty**

**Seller's Declaration**

Yes SD-90347

**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



Kitchen



Kitchen



Solarium



Solarium





Dining room



Dining room



Office



Master bedroom



Master bedroom



Master bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Basement



Basement



Backyard



Backyard



Backyard