

Centris® No. 24278723 (Active)



\$729,000

**7 Av. Jasper
 Pointe-Claire
 H9W 5R7**

Region Montréal
Neighbourhood South West
Near Lakeshore
Body of Water

Property Type	Two or more storey	Year Built	1933
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	22 X 32 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2009)
Lot Size	78 X 141 ft irr	File Number	
Lot Area	10,514 sqft	Occupancy	2019-07-01
Cadastre	2423394 & 2527834	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2018	Municipal	\$5,060 (2018)	Common Exp.	
Lot	\$138,300	School	\$862 (2017)	Electricity	
Building	\$370,500	Infrastructure		Oil	
		Water		Gas	
Total	\$508,800	Total	\$5,922	Total	

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	Kitchen	17 X 11.3 ft	Ceramic		
GF	Dining room	10.9 X 13.6 ft	Wood		
GF	Living room	11 X 22.6 ft	Wood	Fireplace-Stove.	
GF	Office	7.6 X 13.8 ft	Wood		
2	Master bedroom	11.3 X 11 ft	Wood		
2	Bedroom	11.6 X 10 ft	Wood		
2	Bedroom	11 X 9.6 ft	Wood		
BA1	Playroom	15 X 15 ft			

Features		
Sewage System	Municipality	Rented Equip. (monthly)
Water Supply	Municipality	Renovations
Foundation	Poured concrete	Pool

Roofing	Asphalt shingles	Parking	Driveway (2), Garage (2)
Siding	Stucco	Driveway	Asphalt
Windows	Wood	Garage	Detached, Double width or more
Window Type	Guillotine	Carpport	
Energy/Heating	Dual energy, Electricity, Heating oil	Lot	Bordered by hedges
Heating System	Forced air	Topography	Flat
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)		View	View of the water
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Golf, Park, Public transportation
Kitchen Cabinets	Wood	Building's Distinctive Features	
Equipment/Services	Central vacuum cleaner system installation, Central heat pump	Energy efficiency	

Inclusions

Kitchen appliances

Exclusions

Broker - Remarks

Charming 1930's home, tastefully restored; steps from the lake and historic Pointe Claire village.

Addendum

Charming 1930's home, tastefully restored; steps from the lake and historic Pointe Claire village. 9' ceilings, crown moldings and custom millwork throughout, French doors leading to south-facing screened in porch. Cozy main floor den/ office adjacent to living and dining areas. Renovated kitchen over-looking back garden, with granite counters and high-end built in appliances. Peeks of the lake from many rooms in the house. Huge landscaped yard with deck - fully fenced. Detached over-sized garage, insulated with 2nd floor storage and "mechanic's pit". Professionally renovated basement. Many important recent mechanical updates including roof, furnace & heat pump, most windows, French drains, etc.

Sale with legal warranty

Seller's Declaration

Yes SD-92225

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



Backyard



Kitchen



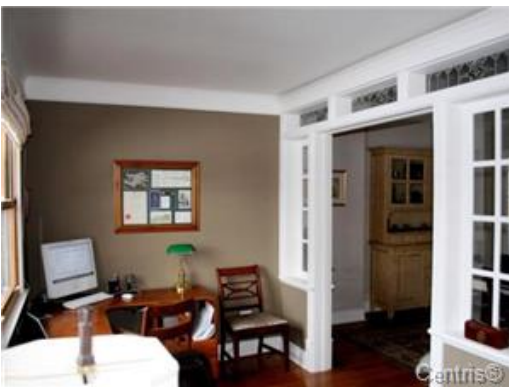
Kitchen



Living room



Living room



Office



Master bedroom



Veranda



Veranda



Bathroom



Bathroom



Garage