IMMEUBLES DEAKIN REALTY

Real Estate Agency 332, Lakeshore Pointe-Claire (QC) H9S 4L7 http://www.deakinrealty.ca



Centris No. 24616845 (Active)





\$1,980,000

58 Av. Waverley Pointe-Claire H9S 4W8

Region Montréal Neighbourhood South West

Near

Body of Water

Property Type	Two or more storey	Year Built	2022
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	60.8 X 36.10 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2023)
Lot Size	206.2 X 93.6 ft irr	File Number	
Lot Area	12,365.57 sqft	Occupancy	90 days PP/PR
			Accepted
Cadastre	4254247	Deed of Sale Signature	90 days PP/PR
		_	Accepted
Zoning	Residential		,

Munic	ipal Assessment	Taxes (annual)		Expenses/Energy (annual)	
Year Lot Buildin	2024 \$525,000 g \$855,000	Municipal School Infrastructure	\$6,327 (2024) \$1,012 (2023)	Common Exp. Electricity	
		Water		Oil Gas	
Total	\$1,380,000 (143.48%)	Total	\$7,339	Total	

Room(s) and Additional Space(s)

No. of Rooms	9 No. of Be	drooms (above groui	nd + basement) 3+0	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	14 X 13.6 ft	Wood	Fireplace-Stove.	
GF	Family room	13.6 X 13 ft	Wood		
GF	Dinette	12.6 X 11.9 ft	Wood	Fireplace-Stove.	
GF	Kitchen	14 X 13.6 ft	Wood		
GF	Office	11.8 X 9.8 ft	Wood		
GF	Dining room	12 X 11.6 ft	Wood		
2	Primary bedroom	18.6 X 14.6 ft	Wood		
2	Bedroom	13.4 X 11.8 ft	Wood		
2	Bedroom	13.10 X 11.8 ft	Wood		
BA1	Playroom	30 X 18 ft	Wood		
Additional Spa	ice		Size		
Garage			12 X 20 ft		

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Shed 20 X 24 ft

Features

Sewage System Municipality Rented Equip. (monthly) Propane tank (\$23)

Water Supply Municipality Renovations

Foundation Poured concrete Pool

Roofing Asphalt shingles Parkg (total) Driveway (3), Garage (1)

SidingDrivewayPaving stoneWindowsGarageBuilt-in, Single width

Window Type Carport
Energy/Heating Electricity Lot

Heating System Forced air Topography

Basement 6 feet and more, Finished Distinctive Features

basement

Bathroom Ensuite bathroom, Separate Water (access)

shower

Washer/Dryer (installation) View

Fireplace-Stove Gas fireplace **Proximity** Bicycle path, Commuter train,

Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Park,

Public transportation

Kitchen Cabinets Wood Building's Distinctive

Features

Property/Unit Amenity Energy efficiency
Restrictions/Permissions Mobility impaired

accessible

Pets

Inclusions

Refrigerator (water line as is) stove, dishwasher, bathroom mirror

Exclusions

Yellow kitchen hutch, washer, dryer, car charger, all handmade shelving & hooks, all wall mirrors & art, antique cabinets in sunroom and ensuite bathroom, all wall sconces.

Addendum

Timeless cedar shingle charmer in the heart of Cedar Park. Newly built in 2022, this custom home blends seamlessly into an established neighbourhood with subtle influences of Nantucket and craftsman architecture.

Attention to detail and pride of craftsmanship throughout - from cobblestone driveway, handcrafted stone columns and oversized covered porch outside, to soft doorway arches and vaulted ceilings inside. Experience a relaxed country feel, with a focus on quality materials and utility.

Thoughtfully designed, with a versatile layout to suit the needs of the modern family. Open eat-in kitchen plan, but with a formal dining room adjacent. Ground floor features cozy living and family rooms (both with gas fireplaces) and practical main floor office. Natural light streams in from an abundance of windows. Second floor has three large bedrooms including master suite with cathedral ceiling, walk-in closet and huge ensuite bath with cast iron soaker tub and separate shower. Fully developed basement with guest bedroom, additional bathroom and playroom. Large storage/utility room.

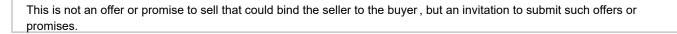
Steps to Cedar Park train station, Kinsmen Park and Lakeshore pool, and a short walk to Pointe Claire Village. The complete package - a gorgeous new home in a location second to none.

Sale with legal warranty of quality

Seller's Declaration Yes SD-35829

Source

IMMEUBLES DEAKIN REALTY, Real Estate Agency





Exterior



Exterior



Exterior entrance



Kitchen



Exterior entrance



Exterior entrance



Kitchen



Kitchen



Dining room



Living room



Solarium/Sunroom



Primary bedroom



Dinette



Den



Staircase



Primary bedroom



Ensuite bathroom



Bedroom



Bathroom



Backyard



Ensuite bathroom



Bedroom



Basement



Backyard