



Alexa Landreville, Residential and Commercial Real Estate Broker
IMMEUBLES DEAKIN REALTY
 Real Estate Agency
 332, Lakeshore
 Pointe-Claire (QC) H9S 4L7
<http://www.deakinrealty.ca>

514-451-3246 / 514-695-2575

alexa@deakinrealty.ca



Centris No. 21943980 (Active)

[See all pictures](#)



\$699,000

58 Av. d'Hampton Gardens

Pointe-Claire

H9S 5B8

Region Montréal

Neighbourhood South East

Near Lakeview

Body of Water

Property Type	Bungalow	Year Built	1952
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size		File Number	
Lot Area	6 560.6 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	4253480	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$3,859 (2026)	Common Exp.	
Lot	\$411,400	School	\$459 (2026)	Electricity	
Building	\$217,900	Infrastructure		Oil	
		Water		Gas	
Total	\$629,300 (111.08%)	Total	\$4,318	Total	

Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
6		3+0		2+0	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	17.6 X 13 ft	Carpet	Fireplace-Stove.	
GF	Dining room	10.4 X 10.6 ft	Wood		
GF	Kitchen	13 X 9.6 ft	Tiles		
GF	Primary bedroom	14 X 15.6 ft	Wood		
GF	Bedroom	13.6 X 13 ft	Wood		
GF	Bedroom	10 X 9.4 ft	Wood		
BA1	Playroom	21.6 X 20 ft	Carpet		
BA1	Office	9.6 X 12 ft	Carpet		
BA1	Den	10 X 9 ft	Concrete		
BA1	Laundry room	12 X 10.6 ft	Tiles		
BA1	Workshop	23 X 11 ft	Concrete		

Features <table border="0"> <tr> <td>Sewage System</td> <td>Municipality</td> <td>Rented Equip. (monthly)</td> <td>Propane tank (\$20)</td> </tr> <tr> <td>Water Supply</td> <td>Municipality</td> <td>Renovations</td> <td></td> </tr> <tr> <td>Foundation</td> <td>Poured concrete</td> <td>Pool</td> <td></td> </tr> <tr> <td>Roofing</td> <td>Asphalt shingles</td> <td>Parkg (total)</td> <td>Driveway (4), Garage (1)</td> </tr> <tr> <td>Siding</td> <td></td> <td>Driveway</td> <td>Asphalt, Double width or more</td> </tr> <tr> <td>Windows</td> <td></td> <td>Garage</td> <td>Attached, Single width</td> </tr> <tr> <td>Window Type</td> <td></td> <td>Carport</td> <td></td> </tr> <tr> <td>Energy/Heating</td> <td>Electricity</td> <td>Lot</td> <td></td> </tr> <tr> <td>Heating System</td> <td>Forced air</td> <td>Topography</td> <td></td> </tr> <tr> <td>Basement</td> <td>6 feet and more, Partially finished</td> <td>Distinctive Features</td> <td>Street corner</td> </tr> <tr> <td>Bathroom</td> <td></td> <td>Water (access)</td> <td></td> </tr> <tr> <td>Washer/Dryer (installation)</td> <td>laundry room (Basement 1)</td> <td>View</td> <td></td> </tr> <tr> <td>Fireplace-Stove</td> <td>Gas fireplace</td> <td>Proximity</td> <td>Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation</td> </tr> <tr> <td>Kitchen Cabinets</td> <td></td> <td>Building's Distinctive Features</td> <td></td> </tr> <tr> <td>Property/Unit Amenity</td> <td>Central heat pump</td> <td>Energy efficiency</td> <td></td> </tr> <tr> <td>Restrictions/Permissions</td> <td></td> <td>Mobility impaired accessible</td> <td></td> </tr> <tr> <td>Pets</td> <td></td> <td></td> <td></td> </tr> </table>		Sewage System	Municipality	Rented Equip. (monthly)	Propane tank (\$20)	Water Supply	Municipality	Renovations		Foundation	Poured concrete	Pool		Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (1)	Siding		Driveway	Asphalt, Double width or more	Windows		Garage	Attached, Single width	Window Type		Carport		Energy/Heating	Electricity	Lot		Heating System	Forced air	Topography		Basement	6 feet and more, Partially finished	Distinctive Features	Street corner	Bathroom		Water (access)		Washer/Dryer (installation)	laundry room (Basement 1)	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		Building's Distinctive Features		Property/Unit Amenity	Central heat pump	Energy efficiency		Restrictions/Permissions		Mobility impaired accessible		Pets			
Sewage System	Municipality	Rented Equip. (monthly)	Propane tank (\$20)																																																																		
Water Supply	Municipality	Renovations																																																																			
Foundation	Poured concrete	Pool																																																																			
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (1)																																																																		
Siding		Driveway	Asphalt, Double width or more																																																																		
Windows		Garage	Attached, Single width																																																																		
Window Type		Carport																																																																			
Energy/Heating	Electricity	Lot																																																																			
Heating System	Forced air	Topography																																																																			
Basement	6 feet and more, Partially finished	Distinctive Features	Street corner																																																																		
Bathroom		Water (access)																																																																			
Washer/Dryer (installation)	laundry room (Basement 1)	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		Building's Distinctive Features																																																																			
Property/Unit Amenity	Central heat pump	Energy efficiency																																																																			
Restrictions/Permissions		Mobility impaired accessible																																																																			
Pets																																																																					
Inclusions All kitchen appliances (fridge, stove, dishwasher, microwave), window coverings, chest freezer & fridge in basement, all light fixtures as installed.																																																																					
Exclusions Washer & dryer																																																																					
Remarks Spacious bungalow ideally situated on a quiet crescent in sought-after Pointe-Claire South. Offering a functional layout with three generously sized bedrooms and two full bathrooms, this home presents an excellent opportunity to renovate and make it your own. The main level is filled with natural light and features hardwood floors throughout. The large basement can be remodelled and customized to suit your needs. An appealing opportunity for young buyers or downsizers.																																																																					
Addendum This superb location is just a 5 minute walk to Stewart Hall Cultural Center and waterfront park with multiple benches to admire the surroundings. Excellent accessibility to public transportation - steps to the bus stop and a 10 minute walk to Pointe-Claire train station which takes you to the downtown core. Clearpoint Elementary School is just a 10 minute walk away. Quick access to highway 20, and walking distance to historic Pointe- Claire Village.																																																																					
Sale with exclusion(s) of legal warranty : Sale without legal warranty at the buyer's risks and perils.																																																																					
Seller's Declaration		Yes SD-03150																																																																			
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.																																																																					