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

Office : 514-695-2575
info@deakinrealty.ca

Centris No. 12044671 **(Active)**

[See all pictures](#)

$700,000

110 Av. Brunet
Pointe-Claire
H9S 4T8
Region Montréal
Neighbourhood South West
Near Salisbury

Body of Water

Property Type	Split-level	**Year Built**	1955
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	94 X 53 ft irr	**File Number**	
Lot Area	5,060 sqft	**Occupancy**	30 days PP/PR Accepted
Cadastre	4254258	**Deed of Sale Signature**	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment

Year	2026
Lot	$366,800
Building	$382,000
Total	$748,800 (93.48%)

Taxes (annual)

Municipal	$4,590 (2026)
School	$546 (2026)
Infrastructure	
Water	
Total	$5,136

Expenses/Energy (annual)

Common Exp.	
Electricity	
Oil	
Gas	
Total	

Room(s) and Additional Space(s)

No. of Rooms 6 **No. of Bedrooms (above ground + basement)** 2+1 **No. of Bathrooms and Powder Rooms** 2+0

Level	Room	Size	Floor Covering	Additional Information
2	Kitchen	9.8 X 9.7 ft	Wood	
2	Dining room	10.4 X 10 ft	Wood	
2	Living room	17.8 X 12.1 ft	Wood	Fireplace-Stove. propane
2	Den	12.2 X 10 ft	Wood	or BDR
2	Bathroom	10 X 5 ft	Ceramic	
3	Primary bedroom	13.7 X 11.7 ft	Wood	
3	Bedroom	11.2 X 10.5 ft	Wood	
BA1	Playroom	20 X 15 ft	Concrete	
BA1	Bedroom	12 X 12 ft	Laminate floor	
BA1	Bathroom	10 X 10 ft	Ceramic	
BA1	Laundry room	8 X 8 ft	Ceramic	

Features

Sewage System	Municipality	**Rented Equip. (monthly)**	Propane tank ($12)
Water Supply	Municipality	**Renovations**	
Foundation	Poured concrete	**Pool**	
Roofing	Asphalt shingles	**Parkg (total)**	Driveway (2), Garage (1)
Siding		**Driveway**	Asphalt
Windows		**Garage**	Built-in, Single width
Window Type		**Carport**	
Energy/Heating	Dual energy	**Lot**	
Heating System	Hot water	**Topography**	
Basement		**Distinctive Features**	
Bathroom		**Water (access)**	
Washer/Dryer (installation)		**View**	
Fireplace-Stove		**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		**Energy efficiency**	
Restrictions/Permissions		**Mobility impaired accessible**	
Pets			

Inclusions

Fridge, stove, dishwasher, washer, dryer, all "as-is"

Exclusions

Propane tank is rented

Remarks

Welcome to Cedar Park! Don't miss the opportunity to settle into one of the West Island's most desirable family communities, close to everything. This bright and inviting 2+2 bedroom split-level home is ideally located just steps from Kinsmen Park and the community pool, and within a short walk of excellent schools, additional parks, the train station, the popular Pointe-Claire Village, and the waterfront. Situated on a private corner lot, this property is beautifully enclosed by mature hedges and features lovely perennial flower beds, creating a peaceful and welcoming outdoor space for the whole family to enjoy.

Addendum

The main level features a spacious, open-concept layout with beautiful hardwood floors throughout. The bright living room features a cozy propane fireplace, while the dining room offers patio doors and provides easy access to the kitchen .

Also located on the main level is a versatile third bedroom or family room, along with a nicely renovated family bathroom featuring a charming bay window.

Upstairs, you'll find two comfortable bedrooms, providing a private and peaceful sleeping area.

The finished basement adds even more valuable living space, with an additional bedroom, full bathroom, laundry nook, open playroom, furnace/storage room, and direct access to the single-car garage.

Sale with exclusion(s) of legal warranty : This sale is made without any legal warranty of quality, at the buyer's risk.

Seller’s Declaration Yes SD-04302

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.