IMMEUBLES DEAKIN REALTY
Real Estate Agency
332, Lakeshore
Pointe-Claire (QC) H9S 4L7
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Centris No. 26955229 **(Active)**

[See all pictures]

$1,325,000

28 Av. de Winston Circle
Pointe-Claire
H9S 4X6
Region Montréal
Neighbourhood South West
Near

Body of Water

Property Type	Two or more storey	**Year Built**	1951
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	56.3 X 100.8 ft	**File Number**	
Lot Area	5,719.94 sqft	**Occupancy**	2026-12-15
Cadastre	6648429	**Deed of Sale Signature**	2026-12-15
Zoning	Residential		

Municipal Assessment

Year	2026
Lot	$587,200
Building	$488,100
Total	$1,075,300 (123.22%)

Taxes (annual)

Municipal	$6,572 (2026)
School	$798 (2026)
Infrastructure	
Water	
Total	$7,370

Expenses/Energy (annual)

Common Exp.

Electricity
Oil
Gas

Total

Room(s) and Additional Space(s)

No. of Rooms 8 **No. of Bedrooms (above ground + basement)** 4+0 **No. of Bathrooms and Powder Rooms** 3+1

Level	Room	Size	Floor Covering	Additional Information
GF	Kitchen	16 X 12.6 ft	Wood	
GF	Living room	18.6 X 12 ft	Wood	Fireplace-Stove.
GF	Dining room	13.6 X 11 ft	Wood	
GF	Family room	14 X 14 ft	Wood	Fireplace-Stove.
GF	Dinette	11 X 9 ft	Wood	
GF	Mudroom	12 X 6.6 ft	Ceramic	
2	Primary bedroom	15 X 11.6 ft	Wood	+ensuite
2	Bedroom	15 X 10 ft	Wood	+ensuite
2	Bedroom	12 X 9 ft	Wood	
2	Bedroom	12 X 8.6 ft	Wood	
2	Bathroom	10 X 6 ft	Ceramic	
BA1	Playroom	21 X 10 ft	Laminate floor	
BA1	Storage	19 X 12 ft	Concrete	

Features

Sewage System	Municipality	**Rented Equip. (monthly)**	
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	Electricity	**Lot**	
Heating System	Forced air	**Topography**	
Basement	6 feet and more, Finished basement	**Distinctive Features**	
Bathroom		**Water (access)**	
Washer/Dryer (installation)	Laundry nook (Basement 1)	**View**	
Fireplace-Stove	Wood fireplace, Wood 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, light fixtures, blinds

Exclusions

Car charger, curtains & rods, large mirror in primary bedroom

Remarks

Welcome to this wonderful family home in the heart of Cedar Park! Set on a quiet, family-friendly crescent, this inviting home is perfectly located for an active lifestyle. Children can enjoy playing hockey in the street, while nearby parks, the pool, tennis courts, waterfront, schools, public transportation, and the popular Pointe-Claire Village are all within easy reach.

Addendum

This traditional four-bedroom cottage has been thoughtfully extended and beautifully updated. The bright and spacious main floor features a generous family room and dining area, all open to the fully renovated kitchen, creating a wonderful space for everyday family life and entertaining. A practical mudroom with a convenient side entrance adds to the functionality of the home.

The formal living room, complete with fireplace, opens into the original bright dining room, currently offering the flexibility to create a cozy den, library, or home office.

Upstairs, the spacious primary bedroom features a beautifully renovated ensuite bathroom. A second bedroom also benefits from its own ensuite, while two additional bedrooms share the family bathroom.

The basement provides excellent additional space, with a playroom, laundry area, furnace room, and ample storage.

A charming and thoughtfully updated family home in a sought-after Cedar Park location, offering space, comfort, and an exceptional neighbourhood lifestyle.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-03977

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.