



**Jay Deakin**, Certified Real Estate Broker AEO  
**IMMEUBLES DEAKIN REALTY**  
 Real Estate Agency  
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**Centris No.** 24520141 (Active)



**\$2,600/month X 12 month(s)**

**27 Av. Viburnum**  
**Pointe-Claire**  
**H9R 5A3**

**Region** Montréal  
**Neighbourhood** Central East  
**Near** Maywood  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1975
<b>Building Type</b>	Attached	<b>Expected Delivery Date</b>	Seasonal
<b>Intergenerational</b>		<b>Reposess./Judicial auth.</b>	No
<b>Building Size</b>		<b>Trade possible</b>	
<b>Living Area</b>		<b>Cert. of Loc.</b>	No
<b>Building Area</b>		<b>File Number</b>	
<b>Lot Size</b>	20.6 X 110 ft	<b>Occupancy</b>	2020-09-01
<b>Lot Area</b>	2,260 sqft	<b>Deed of Sale Signature</b>	2020-09-01
<b>Cadastre</b>	4252060		
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>		<b>Municipal</b>	Not issued	<b>Common Exp.</b>	
<b>Lot</b>		<b>School</b>	Not issued	<b>Electricity</b>	
<b>Building</b>		<b>Infrastructure</b>	Not issued	<b>Oil</b>	
		<b>Water</b>	Not issued	<b>Gas</b>	
		<b>Other</b>			
<b>Total</b>	Not issued	<b>Total</b>	Not issued	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	6	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	18.1 X 10.9 ft	Wood		
GF	Kitchen	14.6 X 7.8 ft	Wood		
GF	Dinette	9.6 X 8 ft	Wood		
2	Master bedroom	18.5 X 12 ft	Wood		
2	Bedroom	13 X 10 ft	Wood		
2	Bedroom	14 X 8.5 ft	Wood		
<b>Additional Space</b>			<b>Size</b>		
Garage			20 X 10 ft		

<b>Features</b>		
<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>
<b>Water Supply</b>	Municipality	<b>Renovations</b>
<b>Foundation</b>	Poured concrete	<b>Pool</b>
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>
		Driveway (2), Garage (1)

<b>Siding</b>	Aluminum, Brick	<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	Built-in, Single width
<b>Window Type</b>		<b>Carpport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Electric baseboard units	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>	Ensuite bathroom	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>		<b>View</b>	
<b>Fireplace-Stove</b>		<b>Proximity</b>	Bicycle path, Elementary school, High school, Highway, Hospital, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>		<b>Energy efficiency</b>	

### Inclusions

Fridge, stove, dishwasher, washer, dryer, snow removal, lawn service

### Exclusions

Tenant pays Hydro, television, telephone, Internet & tenant's insurance

### Broker - Remarks

Fully renovated executive town home - backing on 100+ acre "Terra Cotta" green-space.

### Addendum

Completely updated in 2018 including new gourmet kitchen (high end appliances included), master and family bathrooms, new floors, etc. Practical 2nd floor laundry, fully finished basement. Low maintenance living, close to shops, transportation and recreation.

### Sale with legal warranty

### Seller's Declaration

No

### Source

IMMEUBLES DEAKIN REALTY, Real Estate Agency



Exterior



Exterior entrance



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



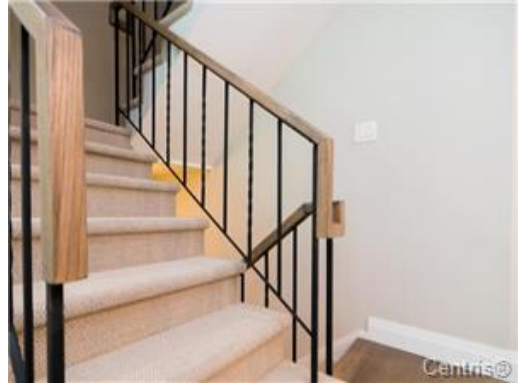
Living room



Dinette



Powder room



Staircase



Kitchen



Master bedroom



Bedroom



Bedroom



**Bathroom**



**Bathroom**



**Staircase**



**Basement**



**Basement**