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Centris® No. 25503451 (Active)



\$2,650,000

**25 Av. Claremont
 Pointe-Claire
 H9S 5C6**

Region Montréal
Neighbourhood South East
Near Lakeshore
Body of Water Lac Saint-Louis

| | | | |
|--------------------------|--------------------|---------------------------------|---------------------------|
| Property Type | Bungalow | Year Built | 1952 |
| Building Type | Detached | Expected Delivery Date | |
| Intergenerational | | Seasonal | |
| Building Size | 115 X 27.3 ft irr | Reposess./Judicial auth. | No |
| Living Area | 3,225 sqft | Trade possible | |
| Building Area | | Cert. of Loc. | Yes (2019) |
| Lot Size | 392 X 150 ft irr | File Number | |
| Lot Area | 39,944.85 sqft | Occupancy | 90 days PP/PR Accepted |
| Cadastre | 4253175-6, 4253213 | Deed of Sale Signature | 90 days PP/PR Accepted |
| Zoning | Residential | | |

| Municipal Assessment | | Taxes (annual) | | Expenses/Energy (annual) | |
|----------------------|-------------|-----------------------|-----------------|--------------------------|--|
| Year | 2019 | Municipal | \$15,928 (2019) | Common Exp. | |
| Lot | \$1,463,500 | School | \$2,890 (2019) | Electricity | |
| Building | \$223,600 | Infrastructure | | Oil | |
| | | Water | | Gas | |
| Total | \$1,687,100 | Total | \$18,818 | Total | |

| Room(s) and Additional Space(s) | | | | | |
|---------------------------------|----------------|-----------------|----------------|-----------------------------------|-----|
| No. of Rooms | 7 | No. of Bedrooms | 4+0 | No. of Bathrooms and Powder Rooms | 2+1 |
| Level | Room | Size | Floor Covering | Additional Information | |
| GF | Living room | 22.8 X 15 ft | Wood | Fireplace-Stove. | |
| GF | Dining room | 12.8 X 15 ft | Wood | | |
| GF | Kitchen | 17.6 X 10.1 ft | Wood | | |
| GF | Veranda | 11.8 X 15.3 ft | Wood | | |
| GF | Laundry room | 18.3 X 10.1 ft | | | |
| GF | Master bedroom | 16 X 18.2 ft | Wood | | |
| GF | Bedroom | 11 X 13.10 ft | Carpet | | |
| 2 | Bedroom | 10 X 14 ft | Carpet | | |
| 2 | Bedroom | 14 X 7 ft | Carpet | | |

| Features | |
|--------------------------------|-------------------------|
| Sewage System | Septic tank |
| Rented Equip. (monthly) | Water heater - 1 (\$12) |

| | | | |
|---|---------------------------------------|--|---|
| Water Supply | Municipality | Renovations | |
| Foundation | Poured concrete | Pool | |
| Roofing | Asphalt shingles | Parking | Driveway (6), Garage (2) |
| Siding | Aluminum, Stone | Driveway | Double width or more |
| Windows | | Garage | Built-in, Double width or more |
| Window Type | | Carpport | |
| Energy/Heating | Heating oil | Lot | |
| Heating System | Electric baseboard units, Forced air | Topography | |
| Basement | | Distinctive Features | Cul-de-sac |
| Bathroom | | Water (access) | Waterfront (Lake) |
| Washer/Dryer (installation) | laundry room (1st level/Ground floor) | View | Panoramic, View of the water |
| Fireplace-Stove | Wood fireplace | Proximity | Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, Highway, Park, Public transportation |
| Kitchen Cabinets | | Building's Distinctive Features | |
| Equipment/Services | Central air conditioning | Energy efficiency | |
| Restrictions/Permissions | | View | Panoramic, View of the water |
| Inclusions | | | |
| None | | | |
| Exclusions | | | |
| Antique corner cabinets in the living room. Hot water tank is rented. | | | |
| Broker - Remarks | | | |
| First time on the market in over 50 years. One of the area's best parcels of waterfront land. Nearly 40,000 sf with more than 150' of frontage on Lac St Louis, tucked away discreetly on one of the West Island's most prestigious streets. | | | |
| Addendum | | | |
| Watch the sunrise and enjoy exceptional views of the city and St Joseph's oratory. Country lakefront living just 15 minutes from downtown Montreal. Oversized, custom bungalow with 2nd floor addition and 2 car garage - ready for the sophisticated buyer to remodel or renovate. | | | |
| Sale without legal warranty of quality, at the buyer's risk and peril | | | |
| Seller's Declaration | Yes SD-13450 | | |
| 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. | | | |



Aerial photo



Aerial photo



Exterior



Living room



Living room



Living room



Dining room



Veranda



Kitchen



Hall



Master bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Backyard



Backyard



Backyard



Backyard