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Centris® No. 21391238 (Active)



\$1,200,000

81 Av. Cedar
Pointe-Claire
H9S 4Y3

Region Montréal
Neighbourhood South West
Near Lakeview
Body of Water

Property Type	Two or more storey	Year Built	1987
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	46.9 X 51.9 ft irr	Reposess./Judicial auth.	No
Living Area	3,600 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2019)
Lot Size	70 X 272.1 ft	File Number	
Lot Area	19,095.17 sqft	Occupancy	120 days PP/PR Accepted
Cadastre	4254158	Deed of Sale Signature	120 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2019	Municipal	\$6,213 (2019)	Common Exp.	
Lot	\$376,100	School	\$1,113 (2019)	Electricity	
Building	\$281,700	Infrastructure		Oil	
		Water		Gas	
Total	\$657,800	Total	\$7,326	Total	

Room(s) and Additional Space(s)					
No. of Rooms	9	No. of Bedrooms	4+2	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	25 X 20.10 ft	Wood	Fireplace-Stove.	
GF	Dining room	19 X 20.10 ft	Wood		
GF	Kitchen	23.8 X 15 ft	Wood		
GF	Office	13.4 X 13.10 ft	Wood		
GF	Laundry room	9.6 X 11 ft	Wood		
2	Master bedroom	13.9 X 17.6 ft	Wood	+ ensuite	
2	Bedroom	10.10 X 11 ft	Wood		
2	Bedroom	10.6 X 12 ft	Wood		
2	Bedroom	10 X 10.3 ft	Wood		
BA1	Family room	20 X 20 ft	Laminate floor		
BA1	Playroom	22 X 22 ft	Laminate floor		
BA1	Bedroom	9.6 X 24 ft	Laminate floor		

BA1	Bedroom	13 X 24 ft	Laminate floor	
Features				
Sewage System	Municipality		Rented Equip. (monthly)	
Water Supply	Municipality		Renovations	
Foundation	Poured concrete		Pool	
Roofing	Asphalt shingles		Parking	Driveway (6), Garage (1)
Siding	Aluminum, Brick		Driveway	Double width or more
Windows			Garage	Attached, Single width
Window Type	Casement, Guillotine		Carport	
Energy/Heating	Electricity		Lot	
Heating System	Forced air		Topography	
Basement	6 feet and more, Finished basement		Distinctive Features	
Bathroom	Ensuite bathroom, Separate shower		Water (access)	
Washer/Dryer (installation)	laundry room (1st level/Ground floor)		View	
Fireplace-Stove			Proximity	Bicycle path, Commuter train, Cross-country skiing, Elementary school, Golf, Highway, Park, Public transportation
Kitchen Cabinets			Building's Distinctive Features	
Equipment/Services	Central heat pump		Energy efficiency	
Restrictions/Permissions		View		
Inclusions				
Refrigerator, Freezer, Stove, Oven, Dishwasher.				
Exclusions				
Generator, washer, dryer, speakers.				
Broker - Remarks				
Enjoy city life in a country setting in this custom home that has been extended and renovated, nestled on a magnificent 19,000 sq. ft lot....in the heart of sought after "Cedar Park".				
Addendum				
The main floor has been completely redesigned including a 1000 sq. ft extension (with full basement) offering the spacious open concept that meets today's young family's needs. Separate front entry hall, main floor office, mudroom area, spacious main floor laundry room, huge top quality gourmet kitchen open to the great room featuring expansive living & dining area. Second floor with four bedrooms, including master with ensuite bathroom. Well finished basement offers lots more living space, 2 large bedrooms, full bathroom and recreation rooms. Cedar Avenue offers exceptionally mature large lots with easy access to the train, parks, schools, shops.				
Sale with legal warranty				
Seller's Declaration		Yes SD-13779		
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.				