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Centris No. 26636077 (Active)



\$1,099,000

99 Av. Cedar
Pointe-Claire
H9S 4Y3

Region Montréal
Neighbourhood South West
Near
Body of Water

Property Type	Two or more storey	Year Built	1933
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	27.10 X 50.4 ft	Reposess./Judicial auth.	No
Living Area	2,932.41 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (1989)
Lot Size	266 X 174.10 ft irr	File Number	
Lot Area	47,516.19 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	4254155	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2019	Municipal	\$7,311 (2019)	Common Exp.	
Lot	\$795,000	School	\$1,128 (2019)	Electricity	
Building	\$166,000	Infrastructure		Oil	
		Water		Gas	
Total	\$961,000	Total	\$8,439	Total	

Room(s) and Additional Space(s)					
No. of Rooms	9	No. of Bedrooms	4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	26 X 27 ft	Wood	Fireplace-Stove.	
GF	Kitchen	13.6 X 11 ft	Wood		
GF	Dinette	14.6 X 10 ft	Wood		
GF	Dining room	16 X 13 ft	Wood		
GF	Family room	14.6 X 11 ft	Wood	Fireplace-Stove.	
2	Master bedroom	19 X 12 ft	Wood		
2	Bedroom	12.6 X 11 ft	Wood		
2	Bedroom	16 X 11 ft	Wood		
2	Bedroom	12.6 X 10 ft	Wood		

Features		
Sewage System	Municipality	Rented Equip. (monthly)

Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Inground
Roofing	Asphalt shingles	Parking	Driveway (8)
Siding	Aluminum, Stone	Driveway	Asphalt, Double width or more
Windows		Garage	
Window Type		Carport	
Energy/Heating	Dual energy, Electricity, Heating oil	Lot	
Heating System	Forced air	Topography	
Basement	Unfinished	Distinctive Features	
Bathroom	Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)	Powder room (1st level/Ground floor)	View	
Fireplace-Stove	Wood fireplace	Proximity	
Kitchen Cabinets	Wood	Building's Distinctive Features	
Equipment/Services	Air exchange system, Alarm system, Central heat pump	Energy efficiency	

Inclusions

Alarm, pool equipment

Exclusions

Kitchen appliances, light fixtures (2) in master bedroom

Broker - Remarks

Country sized estate in the heart of Pointe Claire South. Over 1 acre of land with the possibility to divide into 2 or 3 generous size building lots. Enjoy the privacy of this massive mature property or make plans to take advantage of the opportunity to subdivide.

Addendum

Cozy 2-storey home has been nicely updated and maintained while retaining its original charm. Spacious main floor layout with kitchen open to dining area and doors out to patio and in-ground pool. 2nd floor with 4 bedrooms and large master bedroom with adjacent dressing room and ensuite bathroom.

Cedar Park is one of the island's most sought-after neighborhoods. Winding tree lined streets, many parks, close proximity to great schools, all forms of transportation, shops, the village and waterfront.

Sale with legal warranty

Seller's Declaration

Yes SD-34615

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.



Exterior



Aerial photo



Exterior entrance



Living room



Kitchen



Dinette



Dining room



Master bedroom



Master bedroom



Master bedroom



Bedroom



Bedroom



Bathroom



Backyard



Aerial photo

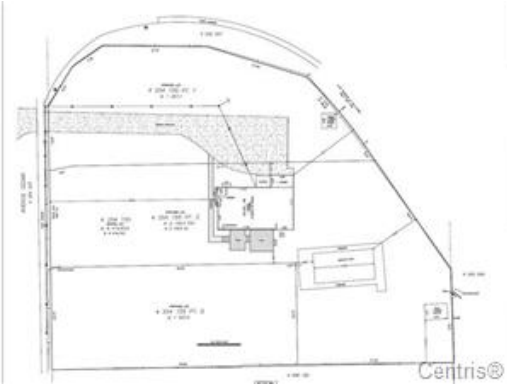


Aerial photo



Other

Centris®



Other

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Other

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