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Centris No. 13456564 (Active)



\$612,500

262 Av. Ste-Claire
Pointe-Claire
H9S 4E6

Region Montréal
Neighbourhood South West
Near Victoria Ave
Body of Water

Property Type	Two or more storey	Year Built	1952
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	27 X 23.1 ft irr	Reposess./Judicial auth.	No
Living Area	1,317 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2014)
Lot Size	50 X 92 ft	File Number	
Lot Area	4,626.33 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	4253992	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2020	Municipal	\$3,750 (2020)	Common Exp.	
Lot	\$171,900	School	\$550 (2020)	Electricity	
Building	\$308,700	Infrastructure		Oil	
		Water		Gas	
Total	\$480,600	Total	\$4,300	Total	

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms	3+1	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	15.6 X 11 ft	Wood	Fireplace-Stove.	
GF	Dining room	11 X 11 ft	Wood		
GF	Kitchen	14 X 7.6 ft	Wood		
GF	Family room	10 X 7.6 ft	Laminate floor		
2	Master bedroom	11.6 X 13.6 ft	Wood		
2	Bedroom	14 X 8.6 ft	Wood		
2	Bedroom	11 X 10 ft	Wood		
BA1	Playroom	16 X 12 ft	Carpet		
BA1	Bedroom	11 X 7 ft	Carpet		
BA1	Workshop	5 X 12 ft	Laminate floor		

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$12)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (3), Garage (1)
Siding	Aluminum, Brick	Driveway	Asphalt
Windows		Garage	Detached, Single width
Window Type		Carpport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	basement (Basement 1)	View	
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		Energy efficiency	

Inclusions

Kitchen appliances, window coverings, washer & dryer.

Exclusions

None

Broker - Remarks

Charming renovated cottage in sought after Cedar Park. A short walk to Pointe-Claire Village, waterfront, golf course, yacht club and public transit.

Addendum

Tastefully renovated kitchen open to living and dining area.
Cozy main floor extension with patio doors out to nicely landscaped south facing garden.
Second floor with 3 good size bedrooms and enlarged and updated family bathroom.
Hard wood floors throughout first and second levels.
Recently finished basement with playroom, bedroom and utility room. Over-sized detached garage.

Sale with legal warranty

Seller's Declaration

Yes SD-42056

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.