

Centris No. 22620067 (Active)



\$750,000

**17 Av. Lakebreeze
 Pointe-Claire
 H9S 5H8**

Region Montréal
Neighbourhood South East
Near Lakeshore
Body of Water

Property Type	Two or more storey	Year Built	1937
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	34.1 X 60 ft	Reposess./Judicial auth.	No
Living Area	3,750 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2019)
Lot Size	50 X 150 ft irr	File Number	
Lot Area	7,649.91 sqft	Occupancy	60 days PP/PR Accepted
Cadastre	4253017	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2021	Municipal	\$5,849 (2021)	Common Exp.	
Lot	\$286,900	School	\$692 (2021)	Electricity	
Building	\$463,700	Infrastructure		Oil	
		Water		Gas	
Total	\$750,600	Total	\$6,541	Total	

Room(s) and Additional Space(s)					
No. of Rooms	9	No. of Bedrooms	5+1	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	13 X 30 ft	Wood	Fireplace-Stove.	
GF	Kitchen	13 X 14 ft	Linoleum		
GF	Dinette	10 X 13 ft	Linoleum		
GF	Family room	14.6 X 19 ft	Wood	Fireplace-Stove.	
GF	Bedroom	14 X 15 ft	Wood	or dining room	
GF	Office	14 X 14 ft	Wood		
2	Master bedroom	13 X 18 ft	Wood	+ walk-in	
2	Bedroom	14.6 X 14.6 ft	Wood	+ walk-in	
2	Bedroom	14.6 X 14 ft	Wood	+ walk-in	
2	Bedroom	13.6 X 14 ft	Wood	+ walk-in	
BA1	Playroom	18 X 20 ft	Laminate floor	Fireplace-Stove.	
BA1	Bedroom	24 X 17 ft	Linoleum		

BA1	Storage	12.6 X 13 ft	Linoleum
BA1	Workshop	18 X 14 ft	Concrete
BA1	Laundry room	18 X 20 ft	Linoleum
BA1	furnace room	12.6 X 10 ft	Concrete
Additional Space			Size
Garage			12 X 20 ft

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$20)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Inground
Roofing	Asphalt shingles	Parkg (total)	Driveway (5), Garage (1)
Siding	Brick	Driveway	Asphalt
Windows		Garage	Detached, storage only
Window Type		Carport	
Energy/Heating	Dual energy, Electricity, Heating oil	Lot	
Heating System	Hot water	Topography	
Basement	6 feet and more, Finished basement, Outdoor entrance	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	laundry room (Basement 1)	View	View of the water
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Sauna	Energy efficiency	
Restrictions/Permissions			

Inclusions

All light fixtures, ceiling fans & window coverings as presently installed. Stove top, oven, refrigerator, dishwasher, washer, dryer, all pool accessories, 3 A/C units.

Exclusions

None.

Broker - Remarks

Gracious & charming 2 storey brick home custom built by the Kenwood family in 1937 with no expense spared. Great curb appeal & good old fashioned front porch with lovely views of Lake St-Louis. Custom cabinetry, beautiful moldings, high ceilings, hardwood floors & generously proportioned rooms throughout. Almost 4000 sqft of living space!

Addendum

The formal living room has large windows looking to the spacious covered front veranda with peeks of the lake.

Private library/office featuring built in cabinets with leaded glass doors .

The main floor also features a large bedroom and full bathroom , ideal for an in-law or master suite. This room could also be used as a formal dining room.

The country kitchen with dinette and large family room all look out to the back garden & in-ground pool.

The second level offers 4 good size bedrooms all with large walk-in closets, a family bath, large cedar closet & extra storage.

You can feel the generous size of this home in the basement which features a family room , bedroom, sauna with changing area, powder room, workshop, furnace room and more storage.

This home is waiting for a large family wanting to enjoy the comforts of a traditional home, with lovely gardens and just steps to the lake and quick access to all amenities.

New roof 2019.

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration

Yes SD-63298

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



Exterior



Veranda



Veranda



Living room



Living room



Living room



Office



Office



Hall



Family room



Family room



Kitchen



Kitchen



Kitchen



Dinette



Dinette



Bathroom



Staircase



Staircase



Staircase



Hall



Master bedroom



Master bedroom