



Nancy Kemp Deakin, Certified Residential and Commercial Real Estate Broker
IMMEUBLES DEAKIN REALTY
 Real Estate Agency
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 Pointe-Claire (QC) H9S 4L7
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Centris No. 14399561 (Active)



\$549,000

**56 Av. Hillside
 Pointe-Claire
 H9S 5E3**

Region Montréal
Neighbourhood South East
Near Lakeview
Body of Water

Property Type	One-and-a-half-storey	Year Built	1953
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	30.5 X 24.11 ft	Reposess./Judicial auth.	No
Living Area	1,100 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2004)
Lot Size	50 X 114 ft	File Number	
Lot Area	5,750.08 sqft	Occupancy	2021-07-01
Cadastre	4252705	Deed of Sale Signature	2021-07-01
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2021	Municipal	\$2,989 (2021)	Common Exp.	
Lot	\$215,700	School	\$335 (2021)	Electricity	\$2,513
Building	\$167,800	Infrastructure		Oil	
		Water		Gas	
Total	\$383,500	Total	\$3,324	Total	\$2,513

Room(s) and Additional Space(s)					
No. of Rooms	6	No. of Bedrooms	2+1	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	11.6 X 13 ft	Wood	Fireplace-Stove.	
GF	Dining room	11.6 X 10 ft	Wood		
GF	Kitchen	13 X 11.6 ft	Linoleum		
GF	Family room	10.6 X 11.6 ft	Wood		
2	Master bedroom	11.6 X 13 ft	Wood		
2	Bedroom	11 X 13 ft	Wood		
BA1	Playroom	11.6 X 23 ft	Carpet		
BA1	Bedroom	11 X 15 ft	Carpet		
BA1	Laundry room	11 X 8 ft	Concrete		

Features		
Sewage System	Municipality	Rented Equip. (monthly)
Water Supply	Municipality	Renovations
Foundation	Poured concrete	Pool

Roofing	Asphalt shingles	Parkg (total)	Driveway (2)
Siding	Aluminum, Brick	Driveway	Double width or more, Unpaved
Windows		Garage	
Window Type	Casement	Carport	
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)	laundry room (Basement 1)	View	
Fireplace-Stove	Wood stove	Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services		Energy efficiency	
Restrictions/Permissions			

Inclusions

Stove, dishwasher, washer, dryer, retractable awning.

Exclusions

Fridge, 2 freezers, office ceiling light fixture

Broker - Remarks

One and a half storey Cape Cod home sitting on a hill with a beautiful west facing backyard. Located in desirable Pointe-Claire south neighbourhood.

Addendum

Enter to bright living room with large bay window and stone fireplace, open to dining room.

Large kitchen overlooking the garden. The kitchen opens to the dining area, ideal for entertaining, with patio doors to back deck.

Bonus main floor office/den/bedroom -- ideal for working from home!

Bright stairway with skylight to the second floor with two bedrooms with one full bathroom.

Finished basement with playroom, laundry room and bedroom with 3 windows.

The backyard features a deck with a retractable awning, spacious yard and gardens.

Ideally located close to parks, Lake St-Louis, good schools along with easy access to highway 20, train station, bus routes and all amenities.

Sale with legal warranty

Seller's Declaration

Yes SD-65068

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.