



**Nancy Kemp Deakin**, Certified Residential and Commercial Real Estate Broker  
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**Centris No.** 23505269 (Active)



**\$699,000**

**59 Av. Montrose**  
**Pointe-Claire**  
**H9R 2S3**

**Region** Montréal  
**Neighbourhood** Central East  
**Near** Chester  
**Body of Water**

|                          |                    |                                 |                           |
|--------------------------|--------------------|---------------------------------|---------------------------|
| <b>Property Type</b>     | Two or more storey | <b>Year Built</b>               | 1950                      |
| <b>Building Type</b>     | Detached           | <b>Expected Delivery Date</b>   |                           |
| <b>Intergenerational</b> |                    | <b>Seasonal</b>                 |                           |
| <b>Building Size</b>     | 40 X 21.7 ft irr   | <b>Reposess./Judicial auth.</b> | No                        |
| <b>Living Area</b>       | 1,600 sqft         | <b>Trade possible</b>           |                           |
| <b>Building Area</b>     |                    | <b>Cert. of Loc.</b>            | No                        |
| <b>Lot Size</b>          | 66 X 110 ft        | <b>File Number</b>              |                           |
| <b>Lot Area</b>          | 7,260.25 sqft      | <b>Occupancy</b>                | 60 days PP/PR<br>Accepted |
| <b>Cadastre</b>          | 4250372            | <b>Deed of Sale Signature</b>   | 60 days PP/PR<br>Accepted |
| <b>Zoning</b>            | Residential        |                                 |                           |

| <b>Municipal Assessment</b> |           | <b>Taxes (annual)</b> |                | <b>Expenses/Energy (annual)</b> |  |
|-----------------------------|-----------|-----------------------|----------------|---------------------------------|--|
| <b>Year</b>                 | 2021      | <b>Municipal</b>      | \$3,515 (2021) | <b>Common Exp.</b>              |  |
| <b>Lot</b>                  | \$229,300 | <b>School</b>         | \$385 (2021)   | <b>Electricity</b>              |  |
| <b>Building</b>             | \$221,100 | <b>Infrastructure</b> |                | <b>Oil</b>                      |  |
|                             |           | <b>Water</b>          |                | <b>Gas</b>                      |  |
| <b>Total</b>                | \$450,400 | <b>Total</b>          | \$3,900        | <b>Total</b>                    |  |

| <b>Room(s) and Additional Space(s)</b> |                |                        |                       |  |            |
|--|----------------|------------------------|-----------------------|--|------------|
| <b>No. of Rooms</b>                    | <b>8</b>       | <b>No. of Bedrooms</b> | <b>4+0</b>            | <b>No. of Bathrooms and Powder Rooms</b> | <b>1+1</b> |
| <b>Level</b>                           | <b>Room</b>    | <b>Size</b>            | <b>Floor Covering</b> | <b>Additional Information</b>            |            |
| GF                                     | Living room    | 12 X 15 ft             | Wood                  |  |            |
| GF                                     | Dining room    | 12 X 9.6 ft            | Wood                  |  |            |
| GF                                     | Kitchen        | 11 X 13.6 ft           | Wood                  |  |            |
| 2                                      | Family room    | 14 X 11.6 ft           | Wood                  |  |            |
| 2                                      | Office         | 14 X 8.6 ft            | Wood                  |  | or BDR     |
| 3                                      | Master bedroom | 12 X 11.6 ft           | Wood                  |  |            |
| 3                                      | Bedroom        | 12 X 10 ft             | Wood                  |  |            |
| 3                                      | Bedroom        | 11 X 8.6 ft            | Wood                  |  |            |
| BA1                                    | Laundry room   | 12 X 11 ft             | Ceramic               |  |            |
| BA1                                    | Storage        | 12 X 24 ft             | Concrete              |  |            |
| <b>Additional Space</b>                |                |                        | <b>Size</b>           |  |            |
| Garage                                 |                |                        | 15 X 21 ft            |  |            |

## Features

|                                    |                                       |  |  |
|------------------------------------|---------------------------------------|--|--|
| <b>Sewage System</b>               | Municipality                          | <b>Rented Equip. (monthly)</b>         |  |
| <b>Water Supply</b>                | Municipality                          | <b>Renovations</b>                     |  |
| <b>Foundation</b>                  | Poured concrete                       | <b>Pool</b>                            |  |
| <b>Roofing</b>                     | Asphalt shingles                      | <b>Parkg (total)</b>                   | Driveway (4), Garage (1)   |
| <b>Siding</b>                      | Aluminum, Brick                       | <b>Driveway</b>                        | Double width or more, Paving stone   |
| <b>Windows</b>                     | Aluminum                              | <b>Garage</b>                          | Built-in   |
| <b>Window Type</b>                 |                                       | <b>Carport</b>                         |  |
| <b>Energy/Heating</b>              | Dual energy, Electricity, Heating oil | <b>Lot</b>                             | Landscaped   |
| <b>Heating System</b>              | Forced air                            | <b>Topography</b>                      |  |
| <b>Basement</b>                    | 6 feet and more                       | <b>Distinctive Features</b>            |  |
| <b>Bathroom</b>                    |                                       | <b>Water (access)</b>                  |  |
| <b>Washer/Dryer (installation)</b> | laundry room (Basement 1)             | <b>View</b>                            |  |
| <b>Fireplace-Stove</b>             |                                       | <b>Proximity</b>                       | Commuter train, Daycare centre, Elementary school, High school, Highway, Public transportation |
| <b>Kitchen Cabinets</b>            |                                       | <b>Building's Distinctive Features</b> |  |
| <b>Equipment/Services</b>          | Alarm system, Central heat pump       | <b>Energy efficiency</b>               |  |
| <b>Restrictions/Permissions</b>    |                                       |  |  |

## Inclusions

Refrigerator, stove, dishwasher, microwave, washer, dryer, curtain rods.

## Exclusions

Electric fireplaces, chandeliers in entrance, dining room, south bedroom & upstairs hallway. Curtains in master bedroom, bathroom, back bedroom, living room & dining room.

## Broker - Remarks

Charming two storey extended brick cottage on a quiet street in the heart of Valois . Family friendly neighbourhood with easy access to highway 20, trains, shops, schools. parks and Valois community pool.

## Addendum

Main floor features formal living room open to dining room with patio doors to the beautifully landscaped garden, a renovated kitchen with island; all with hardwood floors.

Separate vestibule with main floor powder room.

Up to the second floor extension (over the oversized single garage) which offers a den and 4th bedroom or office could be converted to a master suite.

Up to 3 more bedrooms and a lovely renovated family bathroom.

The basement is partially finished with an upscale laundry room, & furnace room and storage space.

This large private property boasts extensive landscaping, including multi level decks, unistone driveway, walkway & steps and has been featured in Je Décore magazine.

Second front door entry into garage allowing the possibility for mudroom area.

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

## Seller's Declaration

Yes SD-64225

## 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



Exterior



Living room



Living room



Living room



Dining room



Kitchen



Kitchen



Kitchen



Powder room



Hall



Family room



Family room



Office



Hall



Master bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Basement



Laundry room



Backyard