



Jay Deakin, Certified Residential and Commercial Real Estate Broker AEO
IMMEUBLES DEAKIN REALTY
 Real Estate Agency
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Centris No. 13345993 (Active)



\$599,000

5 Av. Robinsdale
Pointe-Claire
H9R 2J6

Region Montréal
Neighbourhood Central West
Near Aurora
Body of Water

Property Type	Bungalow	Year Built	1954
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	37.11 X 32 ft irr	Reposess./Judicial auth.	No
Living Area	1,149 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2014)
Lot Size	137.6 X 75 ft	File Number	
Lot Area	10 312.9 sqft	Occupancy	67 days PP/PR Accepted
Cadastre	4253376	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2021	Municipal	\$3,289 (2021)	Common Exp.	
Lot	\$297,500	School	\$360 (2021)	Electricity	\$1,552
Building	\$123,900	Infrastructure		Oil	
		Water		Gas	
Total	\$421,400	Total	\$3,649	Total	\$1,552

Room(s) and Additional Space(s)					
No. of Rooms	6	No. of Bedrooms	3+2	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	12 X 16 ft	Wood		
GF	Dining room	12 X 10.6 ft	Wood		
GF	Kitchen	9.6 X 17 ft	Ceramic		
GF	Master bedroom	11 X 13 ft	Wood		
GF	Bedroom	9.6 X 10.6 ft	Wood		
GF	Bedroom	8 X 10.6 ft	Wood		
BA1	Playroom	39 X 24.5 ft	Laminate floor		
BA1	Bedroom	10.6 X 10 ft	Laminate floor		
BA1	Bedroom	10 X 10 ft	Laminate floor		
BA1	Storage	12 X 12 ft	Concrete		

Features			
Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$15)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (3)
Siding	Aluminum, Brick	Driveway	Asphalt
Windows		Garage	
Window Type	Casement	Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	Cul-de-sac, Street corner
Bathroom		Water (access)	
Washer/Dryer (installation)	Bathroom (Basement 1)	View	
Fireplace-Stove		Proximity	Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central heat pump	Energy efficiency	
Restrictions/Permissions			

Inclusions

Blinds, curtain rods, stove, oven, dishwasher, washer, dryer, standing lamp in dining room (matches overhead light fixture).

Exclusions

TV wall mounts (3), curtains, fridge, selected roses from front garden. The hot water tank is rented.

Broker - Remarks

Solid updated 3 bedroom bungalow set on private 10,000sf corner lot. Desirable location tucked in a cul-de-sac next to park & pool. Well maintained with several mechanical and cosmetic updates including roof, efficient electric forced air heating/cooling, and more.

Addendum

Fully finished basement with 2 additional bedrooms, playroom and 2nd full bathroom.

Ideally situated to have walking access to shopping, train, community centres, schools and parks. Great value in a fantastic neighbourhood.

Sale with legal warranty

Seller's Declaration

Yes SD-70527

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



Dining room



Kitchen



Kitchen



Master bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Playroom



Playroom



Bedroom



Bedroom



Bathroom



Exterior



Exterior



Backyard