

**Centris No.** 17970834 (Active)



**\$1,295,000**

**112 Av. de Bathurst**  
**Pointe-Claire**  
**H9S 4Z8**

**Region** Montréal  
**Neighbourhood** South East  
**Near** Longmore  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1960
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	53.9 X 39.2 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2018)
<b>Lot Size</b>	70 X 99.4 ft	<b>File Number</b>	
<b>Lot Area</b>	6,999.77 sqft	<b>Occupancy</b>	90 days PP/PR Accepted
<b>Cadastre</b>	4253563	<b>Deed of Sale Signature</b>	90 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2021	<b>Municipal</b>	\$6,304 (2021)	<b>Common Exp.</b>	
<b>Lot</b>	\$286,100	<b>School</b>	\$764 (2021)	<b>Electricity</b>	
<b>Building</b>	\$522,900	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$809,000	<b>Total</b>	\$7,068	<b>Total</b>	

**Room(s) and Additional Space(s)**

No. of Rooms	8	No. of Bedrooms	4+1	No. of Bathrooms and Powder Rooms	3+1
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
GF	Living room	13.2 X 23.1 ft	Wood	Fireplace-Stove.	
GF	Dining room	13.7 X 11.2 ft	Wood		
GF	Kitchen	13.6 X 15.5 ft	Ceramic		
GF	Family room	17.4 X 16.10 ft	Wood		
2	Master bedroom	17.9 X 14.9 ft	Wood	+ ensuite	
2	Bedroom	12.5 X 10.11 ft	Wood		
2	Bedroom	11.1 X 11.6 ft	Wood		
2	Bedroom	11.1 X 8.3 ft	Wood		
BA1	Playroom	24 X 18 ft	Carpet		
BA1	Bedroom	16 X 14 ft	Linoleum		
<b>Additional Space</b>			<b>Size</b>		
Garage			25 X 25 ft		

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	Water heater - 1 (\$15)
<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 (2), Garage (4)
<b>Siding</b>	Stone	<b>Driveway</b>	Double width or more, Paving stone
<b>Windows</b>		<b>Garage</b>	Built-in, Double width or more
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Dual energy, Electricity, Heating oil	<b>Lot</b>	
<b>Heating System</b>	Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>	Ensuite bathroom, Separate shower	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	laundry room (2nd level)	<b>View</b>	
<b>Fireplace-Stove</b>	Gas fireplace	<b>Proximity</b>	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Electric garage door opener, Central heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>			

## Inclusions

Kitchen appliances, washer & dryer, window coverings (excluding drapes).

## Exclusions

Drapes. The hot water tank is rented.

## Broker - Remarks

Charming stone Canadiana in sought after 'Priest farm. Turn key family home a few doors up from the shores of Lac St Louis. Tastefully updated with quality throughout. A delightful combination of location, neighbourhood. layout and finishings. Move in and enjoy.

## Addendum

Classic cross-hall plan with over-sized front-to-back living room with gas fireplace. Bright formal dining room and large renovated eat-in kitchen with island. Cosy family room with patio doors out to private, landscaped back garden. Mudroom access from 2 car garage with epoxy floor. Second level features 4 good size bedrooms, updated family bathroom and ultra practical 2nd floor laundry. Master suite features enlarged and updated ensuite, and walk-in closet plus additional full wall of closets. Fully finished basement with playroom, guest bedroom, full bathroom and workshop/utility room.

## Sale with legal warranty

## Seller's Declaration

Yes SD-81813

## 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



Exterior entrance



Living room



Living room



Living room



Dining room





Dining room



Kitchen



Kitchen



Kitchen



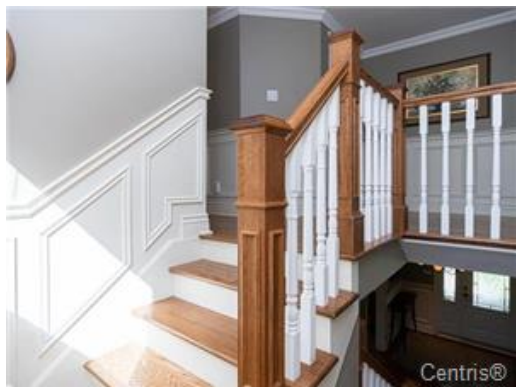
Family room



Family room



Powder room



Staircase



Master bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Laundry room



Playroom