



Jay Deakin, Certified Residential and Commercial Real Estate Broker AEO
IMMEUBLES DEAKIN REALTY
 Real Estate Agency
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 Pointe-Claire (QC) H9S 4L7
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Centris No. 24155985 (Active)



\$599,000

**2 Av. Victoria
 Pointe-Claire
 H9S 4S3**

Region Montréal
Neighbourhood South West
Near Lakeshore Road
Body of Water

Property Type	One-and-a-half-storey	Year Built	1942
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	20.10 X 42.11 ft irr	Reposess./Judicial auth.	No
Living Area	1,050 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2014)
Lot Size	50 X 91 ft irr	File Number	
Lot Area	4,913.72 sqft	Occupancy	45 days PP/PR Accepted
Cadastre	4254423	Deed of Sale Signature	45 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2021	Municipal	\$2,650 (2021)	Common Exp.	
Lot	\$182,600	School	\$310 (2021)	Electricity	
Building	\$158,100	Infrastructure		Oil	
		Water		Gas	
Total	\$340,700	Total	\$2,960	Total	

Room(s) and Additional Space(s)					
No. of Rooms	5	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	19.2 X 17.1 ft	Wood		
GF	Dining room	7.9 X 11.5 ft	Ceramic		
GF	Kitchen	11.1 X 9 ft	Ceramic		
GF	Bedroom	9.6 X 12 ft	Laminate floor		
2	Master bedroom	15.6 X 13.10 ft	Wood	+ ensuite	
BA1	Playroom	19.8 X 9.6 ft	Laminate floor		
BA1	Storage	19.2 X 17.1 ft	Concrete		

Features		
Sewage System	Municipality	Rented Equip. (monthly) Water heater - 1 (\$15), Propane tank (\$12)
Water Supply	Municipality	Renovations

Foundation	Concrete blocks, Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4)
Siding		Driveway	Asphalt, Double width or more
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Hot water	Topography	
Basement	Partially finished	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	storage (Basement 1)	View	
Fireplace-Stove		Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Wall-mounted air conditioning	Energy efficiency	
Restrictions/Permissions			

Inclusions

Dishwasher, gas stove, ring doorbell, basement storage/shelving (Ikea)

Exclusions

Porch swing, fridge, washer & dryer, window coverings, dining room light fixture, master bedroom wall sconces. The hot water and propane tanks are rented.

Broker - Remarks

Charming 'cape cod' style home in the heart of the Pointe-Claire village. Unparalleled location & lifestyle. Grab a coffee from the gourmet espresso bar around the corner and enjoy it on your covered front porch overlooking the park and the shores of the lake. Local shops, art galleries, fine dining, parks & recreation all within blocks.

Addendum

Efficient main floor layout with renovated kitchen open to dining room and patio doors to sunny back deck and private west facing back garden. Main floor extension with cozy office or extra bedroom and updated full bathroom . 2nd floor bedroom with cathedral ceilings, custom built-ins, and private bath. Storage/utility basement with bonus family room tucked under main floor extension.

A lovely opportunity to own a character home and be a part of the village community .

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

Seller's Declaration

Yes SD-01765

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.