

Centris No. 22595781 (Active)



\$1,285,000

**9 Av. Jasper
 Pointe-Claire
 H9W 5R7**

Region Montréal
Neighbourhood South West
Near Lakeshore
Body of Water

Property Type	Two or more storey	Year Built	1952
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	43 X 33 ft irr	Reposess./Judicial auth.	No
Living Area	2,400 sqft	Trade possible	
Building Area		Cert. of Loc.	No
Lot Size	94 X 136 ft	File Number	
Lot Area	13,004 sqft	Occupancy	2022-08-15
Cadastre	2527835	Deed of Sale Signature	2022-08-15
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2022	Municipal	\$6,056 (2022)	Common Exp.	
Lot	\$217,200	School	\$680 (2022)	Electricity	
Building	\$442,700	Infrastructure		Oil	
		Water		Gas	
Total	\$659,900	Total	\$6,736	Total	

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms	4+1	No. of Bathrooms and Powder Rooms	2+2
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	11.6 X 22.6 ft	Wood	Fireplace-Stove.	
GF	Dining room	10 X 8 ft	Wood		
GF	Kitchen	11.6 X 25 ft	Ceramic		
2	Primary bedroom	12 X 18 ft	Wood	+ ensuite & walk-in	
2	Bedroom	15.6 X 13.6 ft	Wood		
2	Bedroom	12.6 X 15.6 ft	Wood		
2	Bedroom	11.6 X 14 ft	Wood		
BA1	Family room	20 X 20 ft	Laminate floor		
BA1	Bedroom	10 X 10 ft	Laminate floor	+ ensuite powder room	
BA1	Storage	10 X 10 ft	Concrete		
Additional Space			Size		
Garage			12 X 20 ft		

Features

Sewage System	Municipality	Rented Equip. (monthly)	Propane tank (\$12)
Water Supply	Municipality	Renovations	
Foundation	Concrete blocks, Poured concrete	Pool	Heated, Inground, salt
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (1)
Siding	Stone, Stucco	Driveway	Double width or more, Paving stone
Windows		Garage	Built-in, Single width
Window Type		Carport	
Energy/Heating	Dual energy, Electricity, Heating oil	Lot	
Heating System	Hot water	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	storage room (Basement 1)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, Highway, Park, Public transportation
Kitchen Cabinets	Wood	Building's Distinctive Features	
Equipment/Services	Wall-mounted air conditioning	Energy efficiency	
Restrictions/Permissions			

Inclusions

Gas range, fridge, dishwasher, washer & dryer, BBQ, all window coverings as installed.

Exclusions

Light fixture in front (girl's) bedroom, kitchen light over island, home theatre system in basement (except built-in speakers), safe in furnace room.

Broker - Remarks

Charming stone cottage steps from the Lac-St Louis shoreline. A short walk to historic Pointe-Claire Village and its quaint shops, cafés, restaurants & pubs. Privately nestled on 13,000 sf of land, this exceptional home was custom made by a builder as his own home in 1952.

Addendum

This beautiful custom cottage has recently been fully updated, including renovated open-concept kitchen with island and oversized gas range.

Second floor features updated family bathroom and three good-sized kids' bedrooms, plus a master suite featuring a custom walk-in closet and updated ensuite bathroom with steam shower.

Finished basement with family/theatre room, guest bedroom/office with ensuite powder room.

Patio doors off dinette area to back deck with built-in BBQ & outdoor kitchen. Heated in-ground saltwater pool in its own fenced area with Uni-stone and Astro-Turf surround.

Sale with legal warranty

Seller's Declaration

Yes SD-06466

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



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Powder room



Hall



Living room



Living room



Hall



Primary bedroom



Primary bedroom



Walk-in closet



Ensuite bathroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom