

**Centris No.** 15292140 (Active)



**\$1,300,000**

**44 Av. Drayton  
 Pointe-Claire  
 H9S 4V2**

**Region** Montréal  
**Neighbourhood** South West  
**Near** Sainte-Claire  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1939
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	26.2 X 28.7 ft	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>	1,500 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (1992)
<b>Lot Size</b>	100 X 100 ft	<b>File Number</b>	
<b>Lot Area</b>	10,000 sqft	<b>Occupancy</b>	2022-08-28
<b>Cadastre</b>	4254049, 4256105	<b>Deed of Sale Signature</b>	2022-08-24
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2022	<b>Municipal</b>	\$4,175 (2022)	<b>Common Exp.</b>	
<b>Lot</b>	\$334,400	<b>School</b>	\$503 (2022)	<b>Electricity</b>	\$2,900
<b>Building</b>	\$200,900	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>	\$275 (2022)	<b>Gas</b>	
<b>Total</b>	\$535,300	<b>Total</b>	\$4,953	<b>Total</b>	\$2,900

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	7	No. of Bedrooms	4+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	12 X 20 ft	Wood	Fireplace-Stove.	
GF	Dining room	12.6 X 9 ft	Wood		
GF	Kitchen	9 X 14.6 ft	Laminate floor		
2	Primary bedroom	12 X 11.6 ft	Wood		
2	Bedroom	12 X 9.6 ft	Wood		
2	Bedroom	12 X 8.6 ft	Wood		
2	Bedroom	12 X 8 ft	Wood		
BA1	Playroom	10 X 20 ft	Carpet		
BA1	Laundry room	8 X 8 ft	Tiles		
BA1	Storage	12 X 6.6 ft	Concrete		
BA1	Storage	12 X 18 ft	Concrete		

<b>Features</b>	
<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 (2)
<b>Siding</b>	Brick	<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	Bordered by hedges
<b>Heating System</b>	Hot water	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Partially finished	<b>Distinctive Features</b>	Street corner
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	laundry room (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>		<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>			

### Inclusions

Fridge, stove, oven, dishwasher, washer & dryer

### Exclusions

None

### Broker - Remarks

Pointe-Claire village living at its best. Charming 1930s character home in historic Cedar Park. This brick cottage is located on a both private & mature double lot, offering a variety of possibilities. Enjoy unparalleled quality of life - a short stroll to waterfront park & only a few blocks from the shops, cafés and restaurants of our beloved Pointe- Claire Village. Lovingly maintained by the current owner for over 30 years.

### Addendum

This bright home features high ceilings, cove moldings, and lovely wood floors.

Spacious foyer with cute adjacent powder room.

Large living room flooded with natural light from bay window and new french doors to the west facing garden.

Separate formal dining room with large window overlooking the oversized backyard.

Functional Pullman style kitchen with door to convenient side entrance.

The second-floor features 4 sun-filled bedrooms, all with 2 windows each, and a family bathroom. A unique opportunity - small staircase to the third-floor attic with excellent development potential for creating more living area!

Partially finished basement with family room, laundry room, and large workshop + storage area.

The large backyard is partially bordered by hedges and offers endless potential to create a private backyard oasis .

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

### Seller's Declaration

Yes SD-55431

### 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



Aerial photo



Aerial photo



Exterior entrance



Living room



Living room



Living room



Living room



Living room



Dining room



Kitchen



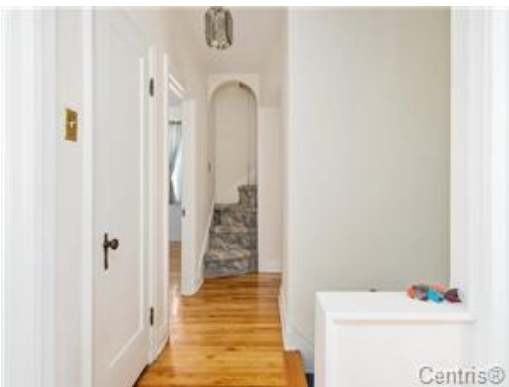
Kitchen



Exterior entrance



Powder room



Hall



Primary bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Playroom



Playroom



Laundry room



Backyard