



Jay Deakin, Certified Residential and Commercial Real Estate Broker AEO
IMMEUBLES DEAKIN REALTY
 Real Estate Agency
 332, Lakeshore
 Pointe-Claire (QC) H9S 4L7
<http://www.deakinrealty.ca>

514-295-5855 / 514-695-2575

jay@deakinrealty.ca



Centris No. 27610497 (Active)



\$1,489,000

103 Av. de Bathurst
Pointe-Claire
H9S 4Z8

Region Montréal
Neighbourhood South East
Near Astoria
Body of Water

Property Type	Two or more storey	Year Built	1960
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	59.6 X 24.7 ft irr	Reposess./Judicial auth.	No
Living Area	2,700 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2022)
Lot Size	137.4 X 111.4 ft irr	File Number	
Lot Area	12 770.3 sqft	Occupancy	60 days PP/PR Accepted
Cadastre	4253833	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2022	Municipal	\$7,021 (2022)	Common Exp.	
Lot	\$417,600	School	\$821 (2022)	Electricity	
Building	\$449,900	Infrastructure		Oil	
		Water		Gas	
Total	\$867,500	Total	\$7,842	Total	

Room(s) and Additional Space(s)					
No. of Rooms	8	No. of Bedrooms	4+0	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	13 X 23 ft	Wood	Fireplace-Stove.	
GF	Dining room	15 X 11 ft	Wood		
GF	Kitchen	10.6 X 15.6 ft	Ceramic		
GF	Family room	15 X 12 ft	Wood		
2	Primary bedroom	26.6 X 14.4 ft	Wood	+ ensuite	
2	Bedroom	10.8 X 12 ft	Wood		
2	Bedroom	11 X 10.5 ft	Wood		
2	Bedroom	13.3 X 8.3 ft	Wood		
BA1	Playroom	11 X 29 ft	Laminate floor		
BA1	Gym	10.6 X 27 ft	Laminate floor		
Additional Space			Size		
Garage			12 X 20 ft		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Heated, Inground
Roofing	Asphalt shingles	Parkg (total)	Driveway (2), Garage (1)
Siding	Aluminum, Brick, Stone	Driveway	Asphalt
Windows		Garage	Built-in, Single width
Window Type	Casement	Carport	
Energy/Heating	Electricity	Lot	Fenced, Landscaped
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	Street corner
Bathroom	Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)	laundry room (1st level/Ground floor)	View	
Fireplace-Stove	Wood fireplace	Proximity	Commuter train, Daycare centre, Elementary school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central heat pump	Energy efficiency	
Restrictions/Permissions			

Inclusions

Kitchen appliances, washer & dryer, blinds.

Exclusions

Curtains and rods

Broker - Remarks

Stunning stone Canadiana in sought-after 'Priest Farm' neighbourhood of Pointe-Claire south - Set on oversized 13,000 sf lot, just 150 yards from the shore of Lac St-Louis and Stewart Hall community centre. The complete family home in one of the finest neighbourhoods in the West Island. Easy access to downtown, public transit & top schools. A short walk to shops, restaurants and cafés in Pointe-Claire Village.

Addendum

Impressively manicured grounds with concrete, heated salt water pool and sunny southern exposure. Lovingly maintained home, modernized with several quality mechanical and cosmetics updates. Classic cross-hall plan with large formal living and dining areas. Cozy main floor family room overlooking front garden. Updated eat-in kitchen with peninsula 'bar' area. Second floor features four large bedrooms. Primary bedroom with large ensuite bathroom, shower, separate tub and double vanity. Full developed basement with playroom/bedroom, gym, and full bathroom.

Sale with legal warranty

Seller's Declaration

Yes SD-11958

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.