

Centris No. 11896559 (Active)



\$699,000

**9 Av. du Golf
 Pointe-Claire
 H9S 4N4**

Region Montréal
Neighbourhood South West
Near Lanthier
Body of Water

Property Type	Two or more storey	Year Built	1933
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	31.4 X 33.11 ft irr	Reposess./Judicial auth.	No
Living Area	1,700 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2018)
Lot Size	110 X 56.8 ft irr	File Number	
Lot Area	5,740.39 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	2530610	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2022	Municipal	\$3,394 (2022)	Common Exp.	
Lot	\$240,900	School	\$381 (2022)	Electricity	
Building	\$177,700	Infrastructure		Oil	
		Water		Gas	
Total	\$418,600	Total	\$3,775	Total	

Room(s) and Additional Space(s)				
No. of Rooms	No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
8	4+0		1+1	
Level	Room	Size	Floor Covering	Additional Information
GF	Living room	11 X 12 ft	Laminate floor	Fireplace-Stove.
GF	Dining room	12.6 X 11.6 ft	Laminate floor	
GF	Kitchen	12.6 X 9 ft	Linoleum	
GF	Family room	11 X 16.6 ft	Laminate floor	
GF	Porch	17 X 8 ft	Linoleum	
GF	Porch	17 X 8 ft	Linoleum	
2	Primary bedroom	13 X 11.6 ft	Wood	
2	Bedroom	11.6 X 13 ft	Wood	
2	Bedroom	12 X 11.6 ft	Linoleum	
2	Bedroom	9 X 10 ft	Linoleum	
Additional Space			Size	
Garage			12 X 20 ft	

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$15)
Water Supply	Municipality	Renovations	
Foundation		Pool	
Roofing		Parkg (total)	Driveway (3), Garage (1)
Siding	Stucco	Driveway	Asphalt
Windows		Garage	Attached, Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	
Basement	Low (less than 6 feet), Unfinished	Distinctive Features	Street corner
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove	Wood 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

Blinds, curtains & freezer

Exclusions

The hot water tank is rented.

Broker - Remarks

Enjoy village living in this 1930s cottage, just steps to Pointe-Claire Village, shops, cafes, waterfront, parks and around the corner from the Beaconsfield Golf Course. This home and gardens have been maintained by the same owners for almost 50 years. Located on a corner lot with lovely perennial gardens, this property has great potential for a renovation or reconstruction project.

Addendum

Lovely enclosed 3 season front porch where you can sit and watch the world go by!

This two-storey home has a spacious open concept with living & dining room opening to the large kitchen.

Separate enclosed back porch/mudroom with lots of storage space.

The main floor family room could also be used as a bedroom or spacious home office .

Second floor has four good-sized bedrooms and an updated family bath.

The basement is unfinished utility space only.

The garage offers an opportunity for a large workshop and lots of storage .

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

Seller's Declaration

Yes SD-80573

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



Aerial photo



Other



Hall



Dining room



Dining room



Living room



Living room



Kitchen



Kitchen



Other



Family room



Family room



Staircase



Hall



Primary bedroom



Bedroom



Bedroom



Bedroom



Bathroom