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IMMEUBLES DEAKIN REALTY
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Centris No. 12380823 (Active)



\$2,575,000

**48 Av. du Golf
 Pointe-Claire
 H9S 4N5**

Region Montréal
Neighbourhood South West
Near Lanthier
Body of Water

Property Type	Two or more storey	Year Built	1910
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	50.1 X 41.8 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size	112.6 X 200 ft	File Number	
Lot Area	22,500.87 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	2528149	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2022	Municipal	\$10,065 (2022)	Common Exp.	
Lot	\$710,700	School	\$1,184 (2022)	Electricity	
Building	\$533,500	Infrastructure		Oil	
		Water		Gas	
Total	\$1,244,200	Total	\$11,249	Total	

Room(s) and Additional Space(s)					
No. of Rooms	10	No. of Bedrooms	4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	12 X 26 ft	Wood		
GF	Dining room	12 X 22 ft	Wood		
GF	Kitchen	16 X 14 ft	Wood		
GF	Dinette	14.6 X 14 ft	Wood		
GF	Family room	14.6 X 14 ft	Wood		
2	Primary bedroom	17 X 16 ft	Wood	+ ensuite	
2	Walk-in closet	16 X 11.6 ft	Wood		
2	Bedroom	15.6 X 10.6 ft	Wood		
2	Bedroom	11.6 X 11.6 ft	Wood		
2	Bedroom	10 X 11.6 ft	Wood		
Additional Space			Size		
Garage			23 X 26.3 ft irr		

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$15), Propane tank (\$12)
Water Supply	Municipality	Renovations	
Foundation		Pool	Heated, Inground, salt
Roofing	Asphalt shingles	Parkg (total)	Driveway (10), Garage (2)
Siding	Cedar shingles	Driveway	Double width or more, Paving stone
Windows		Garage	Detached, Double width or more, Heated, studio/office/gym above
Window Type		Carpport	
Energy/Heating	Dual energy, Electricity, Heating oil	Lot	Fenced, Landscaped
Heating System	Forced air	Topography	
Basement	Unfinished	Distinctive Features	Cul-de-sac
Bathroom	Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)	ensuite (Basement 1)	View	Golf Course
Fireplace-Stove	Gas fireplace, Gas stove	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	Central vacuum cleaner system installation, Electric garage door opener, Alarm system, Central heat pump	Energy efficiency	
Restrictions/Permissions			

Inclusions

'Sub-Zero' Fridge, 'Wolf' stove, new range hood, 'Miele' dishwasher, wine fridge, California Shutters, all light fixtures, alarm system with cameras (connected to central), integrated 'Sonos' speakers (interior ground floor & exterior), washer & dryer.

Exclusions

Garage tile floor. The hot water & propane tanks are both rented.

Broker - Remarks

Iconic character home in one of the finest locations on the Island of Montreal. Nestled at the end of a private drive, this home neighbors the grounds of the historic Beaconsfield Golf Club. Set on a mature 22,000 sf lot, this 100-yr-old home has been updated and modernized with quality and taste, while maintaining its authentic charm. Unparalleled quality of life -- walking distance to waterfront & village, shops, cafés and restaurants and more.

Addendum

Fully landscaped grounds, including elegant circular front drive, and concrete salt-water pool. Find peace and tranquility on the multiple patios and decks in the west-facing back yard oasis. Enjoy morning coffee or end of day cocktails on the wrap-around covered porch overlooking one of Montreal's premiere golf institutions.

The interior marries old-world charm with modern updates and amenities. Formal entrance, living and dining areas lead to an open layout across the back of the house, ideal for modern living and entertaining. Gourmet kitchen with Wolf gas range and large island open to bright dining area & family room with two sets of patio doors out to the back garden. Second floor features four bedrooms including a renovated master suite, complete with dressing room and lovely ensuite bathroom with cast iron tub and large shower. Matching detached oversized double garage (recently built) with second floor bonus room, ideal for a studio, gym or home office.

Sale with legal warranty

Seller's Declaration

Yes SD-11978

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.