

Centris No. 9689682 (Active)



\$982,500

**110 Av. de Breslay
 Pointe-Claire
 H9S 4N2**

Region Montréal
Neighbourhood South West
Near Florence
Body of Water

Property Type	Two or more storey	Year Built	1946
Building Type	Detached	Expected Delivery Date	Seasonal
Intergenerational		Reposess./Judicial auth.	No
Building Size	58.7 X 37.8 ft irr	Trade possible	
Living Area		Cert. of Loc.	Yes (2021)
Building Area		File Number	
Lot Size	80 X 115 ft	Occupancy	2022-11-01
Lot Area	9,200.99 sqft	Deed of Sale Signature	30 days PP/PR
Cadastre	6460251 & 6460252		Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2021	Municipal	\$5,913 (2022)	Common Exp.	
Lot	\$326,900	School	\$684 (2021)	Electricity	
Building	\$403,400	Infrastructure		Oil	
		Water		Gas	
Total	\$730,300	Total	\$6,597	Total	

Room(s) and Additional Space(s)					
No. of Rooms	1	No. of Bedrooms	1+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Storage	25 X 25 ft	Wood		

Features	
Sewage System	Municipality
Water Supply	Municipality
Foundation	
Roofing	
Siding	
Windows	
Window Type	
Energy/Heating	
Heating System	
Basement	
Bathroom	
Rented Equip. (monthly)	
Renovations	
Pool	
Parkg (total)	
Driveway	
Garage	
Carport	
Lot	
Topography	Flat
Distinctive Features	
Water (access)	

Washer/Dryer (installation) Fireplace-Stove Kitchen Cabinets Equipment/Services Restrictions/Permissions	View Proximity Building's Distinctive Features Energy efficiency Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation
Inclusions All appliances	
Exclusions Dining room light fixture	
Broker - Remarks Mature west-facing double lot in the heart of the Pointe-Claire Village community. Two separate cadastral designations provide a variety of redevelopment options. An opportunity to invest in one of the most desirable areas on the island. The surrounding neighbourhood is seeing a revitalization with many new homes and major renovations taking place -- all driven by the quality of the location, proximity to the waterfront, recreational activities, great schools, parks and more.	
Addendum Mature west-facing double lot in the heart of the Pointe-Claire Village community. Two separate cadastral designations provide a variety of redevelopment options. An opportunity to invest in one of the most desirable areas on the island. The surrounding neighbourhood is seeing a revitalization with many new homes and major renovations taking place -- all driven by the quality of the location, proximity to the waterfront, recreational activities, great schools, parks and more.	
Sale without legal warranty of quality, at the buyer's risk and peril	
Seller's Declaration	Yes SD-12896
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



Backyard



Backyard