

Centris No. 13724093 (Active)



\$2,850/month X 12 month(s)

**9 Av. Hillside
 Pointe-Claire
 H9S 5S7**

Region Montréal
Neighbourhood South East
Near Lakeshore
Body of Water

Property Type	Two or more storey	Year Built	1986
Building Type	Attached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Reposess./Judicial auth.	
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size		File Number	
Lot Area		Occupancy	2022-07-15
Cadastre	4252659	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year		Municipal	Not issued	Common Exp.	
Lot		School	Not issued		
Building		Infrastructure	Not issued	Electricity	
		Water	Not issued	Oil	
		Other		Gas	
Total	Not issued	Total	Not issued	Total	

Room(s) and Additional Space(s)					
No. of Rooms	6	No. of Bedrooms (above ground + basement)	2+1	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	15 X 12.1 ft	Parquetry	Fireplace-Stove.	
GF	Kitchen	11.10 X 10.11 ft	Ceramic		
GF	Dinette	9.6 X 8 ft	Parquetry		
GF	Den	12.4 X 10 ft	Parquetry		
2	Primary bedroom	16.5 X 10.11 ft	Carpet		
2	Bedroom	12.2 X 12.1 ft	Carpet		
BA1	Bedroom	16.6 X 10 ft	Carpet		
Additional Space			Size		
Garage			12 X 20 ft		

Features		
Sewage System	Municipality	Rented Equip. (monthly)
Water Supply	Municipality	Renovations

Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (2), Garage (1)
Siding	Brick	Driveway	Asphalt
Windows		Garage	Built-in, Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Separate shower	Water (access)	
Washer/Dryer (installation)	Laundry nook (2nd level)	View	View of the water
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Daycare centre, Elementary school, Golf, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Electric garage door opener, Central heat pump	Energy efficiency	
Restrictions/Permissions			

Inclusions

Fridge, stove, dishwasher, microwave

Exclusions

Hydro, telephone, television, Internet, tenant's insurance, lawn care, snow removal, water tax, awning installation fees

Broker - Remarks

Well located executive 2+1 bedroom "Maples" townhouse.

Addendum

Main floor features large bright living room with balcony, dining room with patio doors to custom screened porch, solarium/den, good working kitchen open to living area & powder room.

Up to small settee & landing and up to two large bedrooms with elegant renovated family bath, laundry area and office nook.

Basement with 3rd bedroom and full bath. Single car garage with access to basement. Forced air heat & heat pump.

Private fenced courtyard with gate to common garden area. Lake views.

Steps to the lake, transportation, Stewart Hall, Ovide park & pool.

Seller's Declaration

No

Source

IMMEUBLES DEAKIN REALTY, Real Estate Agency



Exterior



Exterior entrance



Living room



Living room



Den



Den



Den



Kitchen



Kitchen



Dinette



Dinette



Dinette



Staircase



Staircase



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Laundry room



Patio



Patio



Patio