



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

514-833-2575 / 514-695-2575

nancy@deakinrealty.ca



Centris No. 26424045 (Active)



\$499,000

**22 Av. Glanlynn
 Pointe-Claire
 H9R 3N7**

Region Montréal
Neighbourhood Central East
Near Belmont
Body of Water

Property Type	Two or more storey	Year Built	1960
Building Type	Semi-detached	Expected Delivery Date	Seasonal
Intergenerational		Reposess./Judicial auth.	No
Building Size	21.11 X 24.8 ft	Trade possible	
Living Area	1,100.07 sqft	Cert. of Loc.	Yes (2018)
Building Area		File Number	
Lot Size	13.1 X 87.1 ft irr	Occupancy	2022-10-07
Lot Area	5,564.94 sqft	Deed of Sale Signature	2022-09-23
Cadastre	4 251 554 & undivided portion of 4 251 999		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2022	Municipal	\$2,741 (2022)	Common Exp.	
Lot	\$186,800	School	\$304 (2022)	Electricity	
Building	\$135,300	Infrastructure		Oil	
		Water		Gas	
Total	\$322,100	Total	\$3,045	Total	

Room(s) and Additional Space(s)					
No. of Rooms	6	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	11.6 X 11.6 ft	Wood		
GF	Dining room	9 X 9 ft	Wood		
GF	Kitchen	9 X 14 ft	Tiles		
2	Primary bedroom	11.6 X 12.6 ft	Wood		
2	Bedroom	11 X 8 ft	Wood		
2	Bedroom	9 X 9 ft	Wood		

Features		
Sewage System	Municipality	Rented Equip. (monthly) Water heater - 1 (\$20)
Water Supply	Municipality	Renovations
Foundation	Poured concrete	Pool
Roofing	Asphalt shingles	Parkg (total)
Siding	Vinyl	Driveway

Windows	PVC	Garage	
Window Type		Carport	
Energy/Heating	Dual energy, Electricity, Heating oil	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	Cul-de-sac, No rear neighbours
Bathroom		Water (access)	
Washer/Dryer (installation)	storage (Basement 1)	View	
Fireplace-Stove		Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central air conditioning	Energy efficiency	
Restrictions/Permissions			

Inclusions

refrigerator, stove, dishwasher, washer & dryer, garden shed and gazebo

Exclusions

The hot water tank is rented.

Broker - Remarks

One of a kind end unit townhouse that backs onto Terra Cotta - you feel like you're in the country! This 3-bedroom home has had lovely recent renovations and is truly move in ready. Great opportunity to have a turn-key home in a great location with privacy and a welcoming community feel.

Addendum

New exterior paver staircase leads to the main entrance which features a separate entry hall and an adjacent updated powder room.

The Pullman style kitchen has granite counters and a large window overlooking the front yard. Lots of cupboard space and all appliances are included.

Bright and spacious main floor living area features a dining room with new patio door to the amazing private back yard, and is open to the living room, all with recently sanded hardwood floors.

Up to three good-sized bedrooms, also with lovely wood floors and renovated family bathroom.

The finished basement level has high ceilings, with a large family room and furnace/laundry room and storage area.

Includes all appliances, cabana, and gazebo.

Sale with legal warranty

Seller's Declaration

Yes SD-03018

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.