



**Jay Deakin**, Certified Residential and Commercial Real Estate Broker AEO  
**IMMEUBLES DEAKIN REALTY**  
 Real Estate Agency  
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**Centris No.** 15489534 (Active)



**\$695,000**

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

**Region** Montréal  
**Neighbourhood** South West  
**Near** Watson  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1946
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	Seasonal
<b>Intergenerational</b>		<b>Reposess./Judicial auth.</b>	No
<b>Building Size</b>	21.5 X 24.6 ft	<b>Trade possible</b>	
<b>Living Area</b>	1,050 sqft	<b>Cert. of Loc.</b>	Yes (2022)
<b>Building Area</b>		<b>File Number</b>	
<b>Lot Size</b>	40 X 115 ft	<b>Occupancy</b>	2022-09-29
<b>Lot Area</b>	4,600.49 sqft	<b>Deed of Sale Signature</b>	2022-09-15
<b>Cadastre</b>	2526432		
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2022	<b>Municipal</b>	\$2,900 (2022)	<b>Common Exp.</b>	
<b>Lot</b>	\$218,000	<b>School</b>	\$340 (2022)	<b>Electricity</b>	
<b>Building</b>	\$139,400	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$357,400	<b>Total</b>	\$3,240	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	6	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	17 X 11.6 ft	Wood	Fireplace-Stove.	
GF	Dinette	11.6 X 8 ft	Ceramic		
GF	Kitchen	11.6 X 12 ft	Ceramic		
2	Primary bedroom	12 X 11.6 ft	Wood		
2	Bedroom	11.6 X 8.6 ft	Wood		
2	Office	8.6 X 7.6 ft	Wood		
BA1	Playroom	19 X 11 ft	Ceramic		
BA1	Laundry room	7 X 8 ft	Ceramic		
BA1	Storage	8 X 9 ft	Ceramic		

<b>Features</b>	
<b>Sewage System</b>	Municipality
<b>Water Supply</b>	Municipality
<b>Foundation</b>	Concrete blocks
<b>Rented Equip. (monthly)</b>	Propane tank (\$13)
<b>Renovations</b>	
<b>Pool</b>	

<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (2)
<b>Siding</b>	Brick	<b>Driveway</b>	Asphalt, Paving stone
<b>Windows</b>		<b>Garage</b>	
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	Fenced
<b>Heating System</b>	Electric baseboard units	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	laundry room (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Wall-mounted heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>			

### Inclusions

Gas stove (American Range), fridge (KitchenAid), Dishwasher (Dacor), washer (LG), dryer (Bosch), all light fixtures and window coverings.

### Exclusions

The propane tank is rented.

### Broker - Remarks

Charming, renovated home steps from Lake St Louis and historic Pointe-Claire Village. Enjoy unparalleled quality of life -- The property is directly across from a park/playground and walking distance to waterfront recreation, shops, groceries, restaurants, and cafes. Lovingly maintained, with many important cosmetic and mechanical updates in recent years.

### Addendum

Renovated eat-in kitchen with patio doors to deck and private west facing yard.

Cozy living room with wood fireplace.

Second floor with 3 bedrooms and recently renovated family bathroom.

Finished basement with playroom, laundry room/bathroom and storage space.

A great opportunity to be part of the village community .

### Sale with legal warranty

### Seller's Declaration

Yes SD-14966

### 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



Living room



Living room



Living room



Living room



Dinette



Dinette



Kitchen



Kitchen



Kitchen



Staircase



Primary bedroom



Bedroom



Office



Bathroom





Bathroom



Playroom



Playroom



Storage



Laundry room



Backyard



Backyard



Backyard