



Jay Deakin, Certified Residential and Commercial Real Estate Broker AEO
IMMEUBLES DEAKIN REALTY
 Real Estate Agency
 332, Lakeshore
 Pointe-Claire (QC) H9S 4L7
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Centris No. 20309564 (Active)



\$1,295,000

**5 Av. Lakebreeze
 Pointe-Claire
 H9S 5H8**

Region Montréal
Neighbourhood South East
Near Lakeshore
Body of Water

| | | | |
|--------------------------|--------------------|---------------------------------|------------|
| Property Type | Two or more storey | Year Built | Unknown |
| Building Type | Detached | Expected Delivery Date | |
| Intergenerational | | Seasonal | |
| Building Size | 26.5 X 38.1 ft irr | Reposess./Judicial auth. | No |
| Living Area | 3,100 sqft | Trade possible | |
| Building Area | | Cert. of Loc. | Yes (2006) |
| Lot Size | 50 X 149 ft | File Number | |
| Lot Area | 7 449.7 sqft | Occupancy | 2022-12-15 |
| Cadastre | 4253003 | Deed of Sale Signature | 2022-12-15 |
| Zoning | Residential | | |

| Municipal Assessment | | Taxes (annual) | | Expenses/Energy (annual) | |
|-----------------------------|-----------|-----------------------|----------------|---------------------------------|--|
| Year | 2022 | Municipal | \$5,760 (2022) | Common Exp. | |
| Lot | \$281,300 | School | \$703 (2022) | Electricity | |
| Building | \$430,100 | Infrastructure | | Oil | |
| | | Water | | Gas | |
| Total | \$711,400 | Total | \$6,463 | Total | |

| Room(s) and Additional Space(s) | | | | | |
|--|-----------------|---|------------------|-----------------------------------|-----|
| No. of Rooms | 9 | No. of Bedrooms (above ground + basement) | 5+0 | No. of Bathrooms and Powder Rooms | 2+1 |
| Level | Room | Size | Floor Covering | Additional Information | |
| GF | Living room | 13 X 20 ft | Wood | Fireplace-Stove. | |
| GF | Dining room | 13 X 15.6 ft | Wood | | |
| GF | Kitchen | 13 X 14 ft | Terracotta tiles | | |
| GF | Den | 14 X 11 ft | Wood | | |
| 2 | Family room | 24 X 15.6 ft | Wood | or bedroom | |
| 2 | Bedroom | 13 X 11 ft | Wood | | |
| 2 | Bedroom | 10 X 13 ft | Wood | | |
| 2 | Bedroom | 9 X 9 ft | Wood | | |
| 3 | Primary bedroom | 10.6 X 21 ft | Wood | + ensuite | |
| 3 | Boudoir | 12 X 14.6 ft | Wood | | |
| BA1 | Playroom | 26 X 11 ft | Carpet | | |
| BA1 | Laundry room | 8.6 X 9 ft | Ceramic | | |

Features

| | | | |
|------------------------------------|--------------------------------------|--|--|
| Sewage System | Municipality | Rented Equip. (monthly) | |
| Water Supply | Municipality | Renovations | |
| Foundation | Poured concrete | Pool | |
| Roofing | Asphalt shingles | Parkg (total) | Driveway (4) |
| Siding | Brick, Stucco | Driveway | Double width or more, Paving stone |
| Windows | | Garage | |
| Window Type | | Carport | |
| Energy/Heating | Electricity | Lot | Fenced, Landscaped |
| Heating System | Hot water | Topography | |
| Basement | 6 feet and more, Finished basement | Distinctive Features | |
| Bathroom | Ensuite bathroom, Separate shower | Water (access) | |
| Washer/Dryer (installation) | laundry room (Basement 1) | View | View of the water |
| Fireplace-Stove | Wood fireplace | Proximity | Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Highway, Park, Public transportation |
| Kitchen Cabinets | Wood | Building's Distinctive Features | |
| Equipment/Services | Alarm system, Wall-mounted heat pump | Energy efficiency | |
| Restrictions/Permissions | | | |

Inclusions

All appliances, window coverings, all light fixtures.

Exclusions

None. Alarm system can be assumed.

Broker - Remarks

Turn of the century "tudor" character home overlooking Lake St Louis. Old world charm updated for modern family living. Enjoy water views from south-west facing wrap around porch. Spacious layout with well proportioned rooms, high ceilings, and hard wood floors and trim throughout.

Addendum

Extensive cosmetic and mechanical upgrades - Third floor master bedroom suite is like a boutique hotel room; cathedral ceilings and deluxe ensuite bathroom with shower and separate soaker tub. Gourmet kitchen with custom wood cabinets, renovated bathrooms, hybrid wood/aluminum windows, stucco siding ("Ispro), and more. Front and rear yards fully landscaped in recent years. All updates and renovations were done with top quality modern materials, while retaining the vintage character of the home.

Sale with legal warranty

Seller's Declaration

Yes SD-05662

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.