



**Nancy Kemp Deakin**, Certified Residential and Commercial Real Estate Broker  
**IMMEUBLES DEAKIN REALTY**  
 Real Estate Agency  
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**Centris No.** 25421421 (Active)



**\$1,599,000**

**6 Av. Lancaster  
 Pointe-Claire  
 H9S 4B1**

**Region** Montréal  
**Neighbourhood** South West  
**Near** Cedar Ave  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1956
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>		<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>	3,000 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	No
<b>Lot Size</b>	92.7 X 110 ft irr	<b>File Number</b>	
<b>Lot Area</b>	10,219.25 sqft	<b>Occupancy</b>	2022-12-16
<b>Cadastre</b>	4254183	<b>Deed of Sale Signature</b>	2022-12-14
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2022	<b>Municipal</b>	\$7,547 (2022)	<b>Common Exp.</b>	
<b>Lot</b>	\$341,800	<b>School</b>	\$929 (2022)	<b>Electricity</b>	
<b>Building</b>	\$590,800	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$932,600	<b>Total</b>	\$8,476	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	11	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	13.6 X 24 ft	Wood	Fireplace-Stove.	
GF	Dining room	13 X 10.6 ft	Wood		
GF	Kitchen	11 X 15 ft	Ceramic		
GF	Dinette	11 X 9 ft	Ceramic		
GF	Family room	19.6 X 18 ft	Wood	Fireplace-Stove.	
GF	Office	11 X 10.6 ft	Wood		
2	Primary bedroom	19.6 X 18.6 ft	Wood	+ ensuite & walk-in	
2	Boudoir	9 X 12.6 ft	Wood		
2	Bedroom	12.6 X 12.6 ft	Wood		
2	Bedroom	11 X 12 ft	Wood		
2	Bedroom	10.6 X 12 ft	Wood		
BA1	Playroom	12 X 10 ft	Carpet		
BA1	Playroom	11 X 24 ft	Laminate floor		
BA1	Laundry room	10 X 10 ft	Ceramic		

BA1	Workshop	14 X 24 ft	Concrete
<b>Additional Space</b>			<b>Size</b>
Garage			20 X 20 ft

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	Water heater - 1 (\$29), Propane tank (\$10)
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	Heated, Inground, salt
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (4), Garage (2)
<b>Siding</b>	Aluminum, Brick, Stone	<b>Driveway</b>	Asphalt, Double width or more
<b>Windows</b>		<b>Garage</b>	Built-in, Double width or more
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Dual energy, Electricity, Heating oil	<b>Lot</b>	Fenced, Landscaped
<b>Heating System</b>	Electric baseboard units, Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	Cul-de-sac
<b>Bathroom</b>	Ensuite bathroom, Separate shower	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	bathroom (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>	Gas fireplace	<b>Proximity</b>	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Electric garage door opener, Alarm system, Central heat pump	<b>Energy efficiency</b>	

## Restrictions/Permissions

## Inclusions

Refrigerator, Stove, microwave, dishwasher, washer, dryer, garage door openers, alarm system, pool equipment and accessories, curtains, rods, blinds as presently installed.

## Exclusions

Gazebo. The hot water & propane tank are rented.

## Broker - Remarks

Priced to Sell! A very special opportunity ... beautiful executive cottage located at the end of a cul-de-sac in Cedar Park. Set on a prime south facing lot, this beautifully extended and renovated home ticks all the boxes. Cedar Park is one of the island's most sought-after neighbourhoods. Winding tree lined streets, many parks, close proximity to great schools, all forms of transportation, shops, the Pointe-Claire village and waterfront.

## Addendum

Elegant entry hall with granite floors and a renovated powder room. Working from home is ideal in the bright private main floor office.

Traditional main floor layout features a sunken living room with a gas fireplace and bay window with a banquette . Separate formal dining room with beautiful oak floors and patio doors to back deck.

Large renovated kitchen opens to the bright solarium-style dinette overlooking the amazing backyard oasis.

The heart of the home is a stunning family room -- flooded with light. High ceilings, gas fireplace, designer bleached oak floors and floor to ceiling windows overlooking the private backyard that features an in-ground salt water pool and a spa.

Ideal for a young family is a separate mudroom with built-ins off the double garage.

The second floor has three good-sized family bedrooms, a huge primary bedroom suite and a large, renovated family bathroom with double vanity.

The primary bedroom suite is set up to enjoy relaxation and privacy. The suite features custom built-ins, a large cozy banquette and a large recently renovated ensuite bathroom. A separate boudoir could be a dressing room or additional office .

Basement features a playroom (which was designed as a dance studio), full bathroom/laundry room, landing area, furnace room, cedar closet and loads of storage space.

The grounds are secluded with a true country feel and mature trees surrounding all the entertainment and pool areas.

**Sale without legal warranty of quality, at the buyer's risk and peril**

**Seller's Declaration**

Yes SD-06626

**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.