

Centris No. 20815207 (Active)



\$479,000

337 Av. Duke-of-Kent
Pointe-Claire
H9R 1Y5

Region Montréal
Neighbourhood Central West
Near Oakridge
Body of Water

| | | | |
|--------------------------|--------------------|---------------------------------|---------------------------|
| Property Type | Bungalow | Year Built | 1958 |
| Building Type | Detached | Expected Delivery Date | |
| Intergenerational | | Seasonal | |
| Building Size | 41.2 X 28.7 ft irr | Reposess./Judicial auth. | No |
| Living Area | 1,130 sqft | Trade possible | |
| Building Area | | Cert. of Loc. | Yes (2022) |
| Lot Size | 100 X 75 ft | File Number | |
| Lot Area | 7,500.29 sqft | Occupancy | 30 days PP/PR Accepted |
| Cadastre | 2525829 | Deed of Sale Signature | 30 days PP/PR Accepted |
| Zoning | Residential | | |

| Municipal Assessment | | Taxes (annual) | | Expenses/Energy (annual) | |
|----------------------|-----------|-----------------------|----------------|--------------------------|--|
| Year | 2022 | Municipal | \$3,189 (2022) | Common Exp. | |
| Lot | \$383,200 | School | \$367 (2022) | Electricity | |
| Building | \$214,700 | Infrastructure | | Oil | |
| | | Water | | Gas | |
| Total | \$597,900 | Total | \$3,556 | 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 | 13.6 X 13 ft | Wood | | |
| GF | Kitchen | 15.6 X 15.6 ft | Linoleum | | |
| GF | Dining room | 10 X 9.6 ft | Wood | | |
| GF | Primary bedroom | 10.6 X 9 ft | Wood | pwd ensuite | |
| GF | Bedroom | 12 X 10.6 ft | Wood | | |
| GF | Bedroom | 10 X 8.6 ft | Wood | | |
| BA1 | Storage | 30 X 20 ft | Concrete | | |

Features

| | | | |
|----------------------|-----------------|--------------------------------|------------------|
| Sewage System | Municipality | Rented Equip. (monthly) | Water heater - 1 |
| Water Supply | Municipality | Renovations | |
| Foundation | Poured concrete | Pool | |

| | | | |
|------------------------------------|-----------------------------|--|--------------|
| Roofing | Asphalt shingles | Parkg (total) | Driveway (2) |
| Siding | Brick | Driveway | Asphalt |
| Windows | | Garage | |
| Window Type | | Carport | |
| Energy/Heating | Heating oil | Lot | |
| Heating System | Forced air | Topography | |
| Basement | 6 feet and more, Unfinished | Distinctive Features | |
| Bathroom | | Water (access) | |
| Washer/Dryer (installation) | | View | |
| Fireplace-Stove | | Proximity | |
| Kitchen Cabinets | Wood | Building's Distinctive Features | |
| Equipment/Services | | Energy efficiency | |
| Restrictions/Permissions | | | |

Inclusions

None

Exclusions

Water heater is rented

Broker - Remarks

Cedar Park Heights brick bungalow backing on the playing field of former "St. Thomas High School". A perfect opportunity for a first-time buyer to be in a great family neighbourhood in a well-built home ready for updating.

Addendum

Open living /dining room with original oak floors. Large eat-in kitchen with window looking out to the large back yard. Primary bedroom features an ensuite powder room. Two more bedrooms and a family bath complete the main floor. Tons of potential for developing great additional living space in the unfinished basement. Cabana has been removed

Priced to sell with a quick occupancy possible.

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

Seller's Declaration

Yes SD-09451

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 entrance



Living room



Living room



Kitchen



Kitchen



Dining room



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bathroom



Basement



Backyard



Backyard