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Centris No. 20006196 (Active)



\$1,349,000

101 Av. de Marlin Crescent
Pointe-Claire
H9S 5B2

Region Montréal
Neighbourhood South East
Near Astoria
Body of Water

| | | | |
|--------------------------|--------------------|---------------------------------|------------|
| Property Type | Two or more storey | Year Built | 1960 |
| Building Type | Detached | Expected Delivery Date | Seasonal |
| Intergenerational | | Reposess./Judicial auth. | No |
| Building Size | 48.4 X 26.9 ft irr | Trade possible | |
| Living Area | 2,200 sqft | Cert. of Loc. | Yes (2006) |
| Building Area | | File Number | |
| Lot Size | 80 X 106.6 ft irr | Occupancy | 2023-09-15 |
| Lot Area | 8,353.87 sqft | Deed of Sale Signature | 2023-09-15 |
| Cadastre | 4253840 | | |
| Zoning | Residential | | |

| Municipal Assessment | | Taxes (annual) | | Expenses/Energy (annual) | |
|-----------------------------|-----------------------|-----------------------|----------------|---------------------------------|--|
| Year | 2023 | Municipal | \$6,694 (2023) | Common Exp. | |
| Lot | \$504,500 | School | \$791 (2023) | Electricity | |
| Building | \$604,300 | Infrastructure | | Oil | |
| | | Water | | Gas | |
| Total | \$1,108,800 (121.66%) | Total | \$7,485 | Total | |

Room(s) and Additional Space(s)

| No. of Rooms | 8 | No. of Bedrooms (above ground + basement) | 4+1 | No. of Bathrooms and Powder Rooms | 3+1 |
|--------------|-----------------|---|----------------|-----------------------------------|-----|
| Level | Room | Size | Floor Covering | Additional Information | |
| GF | Living room | 18.6 X 14 ft | Wood | Fireplace-Stove. | |
| GF | Dining room | 15 X 11 ft | Wood | | |
| GF | Kitchen | 16 X 15.6 ft | Ceramic | | |
| GF | Family room | 13 X 11 ft | Wood | | |
| 2 | Primary bedroom | 18 X 13.6 ft | Wood | + ensuite and walk-in | |
| 2 | Bedroom | 13.6 X 10 ft | Wood | | |
| 2 | Bedroom | 12 X 11.6 ft | Wood | | |
| 2 | Bedroom | 9 X 13.6 ft | Wood | | |
| BA1 | Family room | 13.6 X 21 ft | Wood | | |
| BA1 | Bedroom | 15.6 X 10.6 ft | Wood | | |
| BA1 | Laundry room | 10 X 10 ft | Ceramic | + heated floors | |
| BA1 | Storage | 10 X 10 ft | | | |

Features

| | | | |
|------------------------------------|--|--|---|
| Sewage System | Municipality | Rented Equip. (monthly) | |
| Water Supply | Municipality | Renovations | |
| Foundation | Poured concrete | Pool | Heated, Inground, salt |
| Roofing | Asphalt shingles | Parkg (total) | Driveway (4), Garage (2) |
| Siding | Aluminum, Stone | Driveway | Asphalt |
| Windows | | Garage | Built-in, Double width or more |
| Window Type | | Carport | |
| Energy/Heating | Electricity | Lot | Bordered by hedges, Fenced, Landscaped |
| Heating System | Forced air | Topography | Sloped |
| Basement | 6 feet and more, Finished basement | Distinctive Features | |
| Bathroom | Ensuite bathroom, Separate shower, heated floors | Water (access) | |
| Washer/Dryer (installation) | laundry room (Basement 1) | View | |
| Fireplace-Stove | Wood fireplace | Proximity | Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, Highway, Park, Public transportation |
| Kitchen Cabinets | Wood | Building's Distinctive Features | |
| Equipment/Services | Central heat pump, Wall-mounted heat pump | Energy efficiency | |
| Restrictions/Permissions | | Mobility impaired accessible | |

Inclusions

Kitchen appliances, pool accessories.

Exclusions

Washer & dryer, dining room light fixture, gazebo.

Broker - Remarks

Charming Canadiana perched on a hill overlooking sought after Priest Farm. Throughout ownership, this home has undergone a complete renovation with quality materials. The interior embraces contemporary design elements -- clean lines, and minimalism, to create a functional and welcoming space. This home features 4+1 bedrooms, 3+1 bathrooms, an impressive finished basement, a beautifully landscaped south facing private backyard with large patio & in-ground salt water pool, and 2 integrated garage spots. A+ location just steps to the lake, walking distance to Pte- Claire Village, schools, bus, train, and quick access to highway 20.

Addendum

Upon entrance, you will immediately be impressed by the direct view to the backyard oasis. Throughout the main floor, beautifully sanded and stained oak floors add a warm touch. The large and inviting living room features charming windows and a captivating black marble framed wood fireplace.

The cozy den off the family room can double as the perfect home office through the option of closing the doors to the living room and dining room.

Polished gourmet kitchen with sleek wood cabinetry, top of the line appliances including a gas stove, large quartz island and ample storage. The kitchen and adjacent dining room are flooded with light by the large floor to ceiling windows overlooking the backyard. This area offers the ideal layout to host family and friends. Conveniently located off the kitchen/dining area is the power room and access to the double garage.

On the second level, you will find a private primary suite with it's own entrance hall, sunken bedroom with charming dormer windows, a walk-in closet and large ensuite bathroom with heated floors, walk in shower, soaker tub and double vanity.

The second floor has 3 additional bedrooms and full bathroom with heated floors.

The basement is beautifully finished with thoughtful details and oak floors throughout. The basement offers a playroom/TV room with banquette and built ins, a bedroom, and a full bathroom and stunning laundry room built in storage, sink, and heated floors.

The south facing backyard benefits from sunlight throughout the entire day. The professionally landscaped patio and pool area offers the perfect tranquil outdoor living area while also being ideal for summer entertaining .

101 Marlin is the perfect synthesis of gorgeous design, prime location, and a warm and welcoming environment that will inspire a lifetime of memories.

Sale with legal warranty

Seller's Declaration

Yes SD-20851

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.