

Centris No. 18494601 (Active)



\$749,000

**7 Av. de Lansdowne Gardens
 Pointe-Claire
 H9S 5B9**

Region Montréal
Neighbourhood South East
Near Lakeshore
Body of Water

Property Type	Two or more storey	Year Built	1948
Building Type	Detached	Expected Delivery Date	Seasonal
Intergenerational		Reposess./Judicial auth.	No
Building Size	36.7 X 20.9 ft irr	Trade possible	
Living Area	1,705 sqft	Cert. of Loc.	Yes (2023)
Building Area		File Number	
Lot Size	75 X 122 ft	Occupancy	2023-06-06
Lot Area	9,150 sqft	Deed of Sale Signature	2023-06-06
Cadastre	4253641		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$4,239 (2023)	Common Exp.	
Lot	\$531,300	School	\$478 (2023)	Electricity	
Building	\$172,100	Infrastructure		Oil	
		Water		Gas	
Total	\$703,400 (106.48%)	Total	\$4,717	Total	

Room(s) and Additional Space(s)					
No. of Rooms	8	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	19.6 X 11.6 ft	Wood	Fireplace-Stove.	
GF	Dining room	12 X 12 ft	Wood		
GF	Kitchen	11 X 12 ft	Linoleum		
GF	Den	10.6 X 7.6 ft	Laminate floor		
GF	Mudroom	5 X 7 ft	Concrete		
2	Primary bedroom	13.6 X 12 ft	Wood		
2	Bedroom	11.6 X 11.6 ft	Wood		
2	Bedroom	10 X 8.6 ft	Wood		
2	Family room	12 X 19.6 ft	Wood		
BA1	Storage	25 X 25 ft	Concrete		

Features	
Sewage System	Municipality
Water Supply	Municipality
Rented Equip. (monthly)	Water heater - 1 (\$28)
Renovations	

Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (2)
Siding	Aluminum	Driveway	Asphalt, Double width or more
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)	Basement (Basement 1)	View	
Fireplace-Stove	Wood fireplace	Proximity	Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central air conditioning, Alarm system	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	

Inclusions

Fridge, stove, dishwasher, washer & dryer, all light fixtures, curtains & rods, alarm, fountain in garden, Sundance hot tub

Exclusions

Curtain rods in master bedroom. The hot water tank is rented.

Broker - Remarks

Exceptional opportunity in sought after neighbourhood of Pointe-Claire South. This 3+ bedroom cottage is ready for updating or could be a site for building your dream home. Beautiful 9150sf lot with mature and private enchanting gardens. Prime location steps to prestigious Lakeshore road, Stewart Hall cultural center and parks.

Addendum

The main floor offers:

Classic L shaped living/dining room with patio doors to the deck and impressive backyard oasis.

Large functional kitchen overlooking the yard.

Original garage has been converted to a mudroom with entrance from the back, powder room and cozy office/den with large west facing window.

Second floor:

Original 3 bedroom and full bathroom, plus a large family room over the garage area which was two smaller bedrooms.

Unfinished basement with good height offering lots of storage and potential for more living space .

This superb location is just a 2 minute walk to Stewart Hall Cultural Center and peaceful waterfront park with multiple benches to admire the surroundings. Excellent accessibility to public transportation -- a 2 minute walk to the bus stop and a 15 minute walk to Pointe-Claire train station which takes you to the downtown core in just 25 minutes. A children's play park is located just around the corner on Lansdowne Gardens, which connects to Priest Farm. Top school, Clearpoint Elementary is just a 10 minute walk away. Quick access to highway 20, and a 5 minute drive from Pointe-Claire's historic Pointe-Claire Village.

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

Seller's Declaration

Yes SD-20307

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



Aerial photo



Aerial photo



Aerial photo



Backyard



Backyard



Backyard



Backyard



Backyard



Backyard



Backyard



Backyard



Living room



Dining room



Kitchen



Den



Primary bedroom



Family room



Bathroom



Aerial photo