

Centris No. 12833212 (Active)



\$7,000/month X 24 month(s)

**5 Av. Stewart
Pointe-Claire
H9S 5T5**

Region Montréal
Neighbourhood South East
Near Lakeshore
Body of Water

Property Type	Two or more storey	Year Built	2000
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Reposess./Judicial auth.	
Living Area		Trade possible	
Building Area		Cert. of Loc.	
Lot Size	115.7 X 72.2 ft irr	File Number	
Lot Area	9,035.22 sqft	Occupancy	2023-07-01
Cadastre	4253196	Deed of Sale Signature	
Zoning	Residential		

Municipal Assessment	Taxes (annual)	Expenses/Energy (annual)
Year	Municipal	Common Exp.
Lot	School	Electricity
Building	Infrastructure	Oil
	Water	Gas
Total	Total	Total

Room(s) and Additional Space(s)					
No. of Rooms	9	No. of Bedrooms (above ground + basement)	4+1	No. of Bathrooms and Powder Rooms	3+1
Included in Lease	Outdoor parking (4), Indoor parking (2)				
Excluded in Lease	Heating, Water taxes, Internet, Electricity, Hot water, Furnished, Snow removal, Lawn				
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	17.4 X 18 ft	Wood	Fireplace-Stove.	
GF	Dining room	15 X 14.2 ft	Wood		
GF	Kitchen	15.6 X 11.5 ft	Ceramic		
GF	Dinette	10.7 X 11.5 ft	Ceramic		
GF	Office	14.11 X 11.4 ft	Wood		
2	Primary bedroom	26.11 X 17.2 ft	Wood	+ ensuite & two walk-ins	
2	Bedroom	17.5 X 11.4 ft	Wood		
2	Bedroom	12.1 X 11.5 ft	Wood		
2	Bedroom	11.11 X 12.10 ft	Wood		
BA1	Family room	29 X 17.4 ft	Wood		
BA1	Bedroom	11.11 X 10.3 ft	Wood		
BA1	Gym	14.7 X 12.10 ft	Wood		
BA1	Office	11.9 X 12 ft	Wood		
BA1	Wine cellar	11.3 X 10.5 ft	Slate		

Features	
Sewage System	Municipality
Water Supply	Municipality
Rented Equip. (monthly)	
Renovations	

Foundation	Poured concrete	Pool	Inground
Roofing		Parkg (total)	Driveway (4), Garage (2)
Siding	Stone	Driveway	Double width or more, Paving stone
Windows		Garage	Built-in
Window Type		Carport	
Energy/Heating	Heating oil	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	Cul-de-sac
Bathroom	Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)	laundry room (1st level/Ground floor)	View	
Fireplace-Stove	Gas fireplace	Proximity	Commuter train, Daycare centre, Elementary school, Golf, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central air conditioning	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	

Inclusions

Kitchen appliances (fridge, stove, dishwasher) washer, dryer, central vacuum, garage door openers.

Exclusions

All utilities, tenant's insurance, internet, telephone, pool opening, closing & maintenance, snow removal, lawn maintenance, alarm, irrigation system, hydro solutions (hot water tank rental), water tax, lighting system maintenance.

Broker - Remarks

Magnificent stone chateau located on sought after waterfront crescent. This architectural masterpiece was built in 2000 with quality materials, no detail spared. This property is adjacent to Stewart Hall Cultural Center. Notable features of this residence are the vaulted ceilings, grand staircase, in-ground pool, two fireplaces, hardwood floors on all three levels, wine cellar, and more. Ideally located, just a 20 minute walk to Pointe-Claire village, easy access to prestigious private schools (Kuper Academy & Alexander Von Humboldt), quick access to highway 20 and train to downtown.

Addendum

Upon entering the formal vestibule, you'll be captivated by the grand staircase and beautiful southwest facing living room with vaulted ceilings, an abundance of windows, and custom fireplace.

Separate formal dining room with patio doors to Provence-like pebble patio.

Gourmet chef's kitchen with custom cabinetry, granite countertops, walk-in pantry and dinette with doors to the pool area.

Main floor office, ideal for a professional working from home. The main floor also includes a laundry room, powder room, and access to the two car garage.

Upstairs features the impressively large master suite with separate sitting area within the turret of the home, two walk-in closets, and ensuite bathroom with separate shower, double vanity and boudoir area.

The second floor has three additional large bedrooms and a full bathroom.

The sprawling basement with hardwood offers a family room, bedroom, full bathroom, gym, office/homework room, and a wine cellar.

Side yard features custom pool with fountain -- pictures to follow.

Don't miss this unique opportunity to rent an executive home in a prestigious location!

Please note that the owner will be converting the heating system to electric forced air with a central heat pump.

Seller's Declaration

No

Owner

Sohair Al-Ramli (E)
209A Lakeshore
Pointe-Claire H9S 4K2

Laila Al-Jajeh (E)
209A Lakeshore
Pointe-Claire H9S 4K2

Representative**Listing Broker(s)**

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Compensation sharing

Sale

Broker's Declaration

No

Contract-Sale**Contract-Rental**

29153

Rental

4.16 % of the total amount of the
established rent (1 to 12 months)
2.08 % of the total amount of the
established rent (13 to 24 months)

Lease renewal compensation
Other information

No

Listing on the Internet

Yes

Date of Contract Signature

2023-05-16

Expiration Date

2023-08-15

Last Price

\$7,000/month X
24month(s)

Appointment Info

24-hour minimum notice

Previous Price**Original Price**

\$7,000/month

Name of the person to contact**Telephone for Appointment****Info Selling Broker**

Remuneration shall be 1/2 one month's rent for year 1, and 1/4 month's rent for year 2, plus applicable taxes. There is an option to rent for a 3rd year. Rent to be paid by post-dated cheques. Tenant to be responsible for all minor repairs up to \$300. Lessor shall have the right to visit with 24 hours notice. No smoking of any kind. Pet may be accepted with adequate security damage deposit. Room dimensions are approximate.