

Centris No. 13182838 (Active)



\$749,000

184 Av. Sedgefield
Pointe-Claire
H9R 1N7

Region Montréal
Neighbourhood Central West
Near Eldon

Body of Water

Property Type	Split-level	Year Built	1963
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	43 X 26 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2018)
Lot Size	102 X 60 ft	File Number	
Lot Area	6,120 sqft	Occupancy	60 days PP/PR Accepted
Cadastre	2531100	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$4,931 (2023)	Common Exp.	
Lot	\$321,300	School	\$514 (2023)	Electricity	
Building	\$495,900	Infrastructure		Oil	
		Water		Gas	
Total	\$817,200 (91.65%)	Total	\$5,445	Total	

Room(s) and Additional Space(s)				
No. of Rooms	No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
9	3+0		2+1	
Level	Room	Size	Floor Covering	Additional Information
2	Kitchen	11.9 X 10.2 ft	Wood	
2	Living room	19.7 X 12.2 ft	Wood	
2	Dining room	10.2 X 9.11 ft	Wood	
3	Primary bedroom	13.4 X 10.7 ft	Wood	
3	Bedroom	14 X 9.11 ft	Wood	
3	Bedroom	10 X 8.5 ft	Wood	
GF	Den	24.8 X 19.1 ft	Wood	
GF	Laundry room	9 X 6.8 ft	Wood	
BA1	Office	13.8 X 11.9 ft	Laminate floor	
BA1	Storage	8.5 X 4.11 ft	Laminate floor	
BA1	Utility	13.8 X 10 ft	Laminate floor	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing		Parkg (total)	Driveway (4)
Siding	Aluminum, Brick	Driveway	Asphalt, Double width or more
Windows	PVC	Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units, Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	Powder room (1st level/Ground floor)	View	
Fireplace-Stove		Proximity	Bicycle path, Commuter train, Elementary school, High school, Highway, Hospital, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Air exchange system, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	

Inclusions

Fridge, stove, dishwasher, washer, dryer, window coverings, light fixtures, pool accessories

Exclusions

None

Broker - Remarks

Turn-key split-level home in sought-after Pointe-Claire. Extensively renovated and modernized in recent years, this home boasts the best of both worlds -- modern layout and finishings in a charming and mature neighbourhood, close to all amenities. Fully cosmetically and mechanically updated from A-Z -- move in and enjoy.

Addendum

Bright, open concept main floor, tastefully renovated kitchen with large island open to living and dining areas. Patio doors out to deck, above ground pool and sunny, south facing back yard. Hardwood floors throughout. Enlarged and renovated bathrooms. Cozy ground level family room. Finished basement with additional bedroom/family room and full bathroom.

Sale with legal warranty

Seller's Declaration Yes SD-22583

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



Kitchen



Dining room



Dining room



Staircase



Primary bedroom



Bedroom



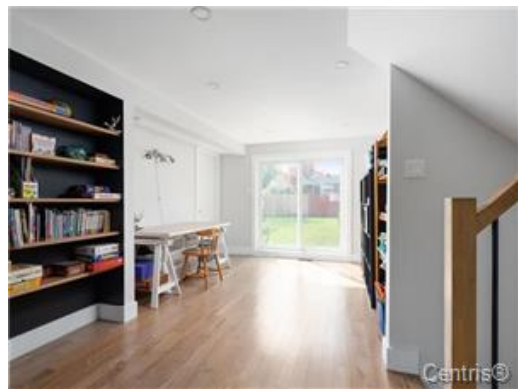
Bedroom



Bathroom



Den



Den



Playroom



Bathroom



Basement



Backyard



Laundry room



Backyard



Backyard



Backyard