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IMMEUBLES DEAKIN REALTY
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Centris No. 10601531 (Active)



\$745,000

21 Av. de Val-Soleil
Pointe-Claire
H9S 5V3

Region Montréal
Neighbourhood South West
Near Cartier Ave
Body of Water

Property Type	Two or more storey	Year Built	1981
Building Type	Semi-detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size		File Number	
Lot Area	3,458.44 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	4253931	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$3,741 (2023)	Common Exp.	
Lot	\$213,700	School	\$421 (2023)	Electricity	
Building	\$405,100	Infrastructure		Oil	
		Water		Gas	
Total	\$618,800 (120.39%)	Total	\$4,162	Total	

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	13 X 22 ft	Wood	Fireplace-Stove.	
GF	Dining room	9 X 13 ft	Wood		
GF	Kitchen	15 X 12 ft	Wood		
2	Primary bedroom	14.5 X 11 ft	Wood	+ ensuite	
2	Bedroom	9 X 11.5 ft	Wood		
2	Bedroom	9 X 11.5 ft	Wood		
2	Mezzanine	12 X 12 ft	Wood		
BA1	Family room	30 X 13 ft	Linoleum		
BA1	Storage	10 X 20 ft	Concrete		

Features	
Sewage System	Municipality
Rented Equip. (monthly)	

Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (2), Garage (1)
Siding		Driveway	Asphalt
Windows		Garage	Built-in, Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	storage room (Basement 1)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services		Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	

Inclusions

Fridge, stove, dishwasher, washer & dryer.

Exclusions

Broker - Remarks

Rare opportunity to own a turn-key townhouse in the heart of Pointe-Claire Village. Access to Kinsmen park at the end of the cul-de-sac & across the street from the gates of prestigious Beaconsfield Golf Club. This end unit townhouse has been entirely renovated and is ready for its new owners to move in!

Addendum

Enter to living room with 19 foot ceilings and floor to ceiling windows overlooking the private front deck. The main living area is south facing with large windows providing ample natural light throughout the day. Dining room with patio doors to backyard. Brand new kitchen with eat-in peninsula island area. Powder room conveniently located on main floor. New hardwood floors throughout the main & second floor.

The second floor offers a mezzanine that could be used as a den or office to work from home .

Primary bedroom with south facing balcony, ensuite and spacious closet.

Two good sized bedrooms overlooking the backyard and a family bathroom with bathtub .

Finished basement with large family room and storage/laundry room.

Private backyard with patio -- great for entertaining.

Pristine 1 car garage to park your car or use for additional storage.

Brand new roof - spring 2023.

Don't miss this opportunity to live steps from the village & waterfront, a short walk to Cedar Park train station, access to highway 20 within 1 minute, and within close proximity to Clearpoint Elementary & École Primaire Marguerite Bourgeoys, both excellent primary schools.

Sale with legal warranty

Seller's Declaration	Yes SD-22755	
Source	Notice of disclosure	Yes
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.		