

Centris No. 24601617 (Active)



**\$1,249,000**

**11 Av. Westwood  
Pointe-Claire  
H9S 4Y6**

**Region** Montréal  
**Neighbourhood** South West  
**Near** Lakeview  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1949
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	57.9 X 25.7 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2022)
<b>Lot Size</b>	75 X 150 ft	<b>File Number</b>	
<b>Lot Area</b>	11,250.43 sqft	<b>Occupancy</b>	64 days PP/PR Accepted
<b>Cadastre</b>	4254119	<b>Deed of Sale Signature</b>	60 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2023	<b>Municipal</b>	\$6,977 (2023)	<b>Common Exp.</b>	
<b>Lot</b>	\$627,100	<b>School</b>	\$798 (2023)	<b>Electricity</b>	
<b>Building</b>	\$530,700	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$1,157,800 (107.88%)	<b>Total</b>	\$7,775	<b>Total</b>	

Room(s) and Additional Space(s)					
No. of Rooms	8	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	3+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	19.6 X 3.6 ft	Wood	Fireplace-Stove.	
GF	Dining room	14 X 11 ft	Wood		
GF	Kitchen	15.6 X 11 ft	Wood		
GF	Dinette	13 X 10 ft	Wood		
GF	Family room	12 X 17 ft	Wood		
2	Primary bedroom	12.6 X 15 ft	Wood	+ walk-in and ensuite	
2	Bedroom	11 X 22 ft	Wood		
2	Bedroom	12 X 10.6 ft	Wood		
2	Bedroom	12.6 X 9 ft	Wood		
BA1	Playroom	24 X 11.6 ft	Laminate floor		
BA1	Storage	13 X 14 ft	Concrete		

Features			
<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	Water heater - 1
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	Heated, Inground
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (4), Garage (1)
<b>Siding</b>	Brick	<b>Driveway</b>	Asphalt, Double width or more
<b>Windows</b>		<b>Garage</b>	Built-in, Single width

<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	Bordered by hedges, Fenced, Landscaped
<b>Heating System</b>	Electric baseboard units, Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	Cul-de-sac
<b>Bathroom</b>	Ensuite bathroom, Separate shower	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Bathroom (1st level/Ground floor)	<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Central heat pump, Wall-mounted heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	

### Inclusions

Fridge, stove, dishwasher, washer & dryer, light fixtures, pool accessories, blinds and curtain rods, wood cabinets on either side of fireplace, hot tub (not in working order).

### Exclusions

Curtains

### Broker - Remarks

Charming canadiana in sought after Cedar Park neighbourhood. This two-storey cottage has been extended on either side and boasts character. Situated on a spacious and secluded 11,250sf lot with a backyard oasis with an in-ground salt water pool, mature trees, gardens, two decks and a hot tub. A truly unbeatable location -- steps from Clearpoint elementary, a short walk to both Cedar Park train station & Pointe-Claire village, and quick access to highway 20.

### Addendum

Enter to the heart of the home - the inviting living room with fireplace and two sets of french doors.

Formal dining room with patio doors a view of the stunning backyard and access to terra cotta tile patio.

Renovated kitchen with granite counters, versatile island for eating or working, and dinette with additional storage. Patio doors from dinette to back newly re-built deck.

The left wing extension offers a cozy sunken family room with laundry room and full bathroom .

The entire main floor has beautiful oak floors throughout.

Upstairs you will find 4 bedrooms. The right extension offers a large bedroom/family room/office in its own wing with plenty of windows.

The left side of the second floor features the primary suite with its own hall, walk-in, ensuite, and bedroom with skylights. You will also find two other good sized bedrooms and renovated family bathroom.

Recently renovated basement with playroom and storage room.

Built in single car garage.

Impressive backyard with pool, deck, patio, hot tub, pool shed and mature trees and gardens, ideal for sipping your morning coffee or entertaining throughout the summer.

Don't miss this opportunity to own a 4 bedroom, 3 bathroom, family home in Cedar Park!

**Sale with legal warranty****Seller's Declaration**

Yes SD-30674

**Mortgage Loan**

Creditor	Balance	As Of	% Rate	Term	Amort.	Maturity Date	Payment
BMO							

**Owner****Representative**

Corinne Benedetti Charette (E)  
11 Westwood, Av.  
Pointe-Claire H9S 4Y6

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.

**Listing Broker(s)**

IMMEUBLES DEAKIN REALTY  
Real Estate Agency  
514-695-2575  
info@deakinrealty.ca  
http://www.deakinrealty.ca

Alexa Landreville  
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**Compensation sharing**

Sale	2%
Rental	

**Broker's Declaration**

No

**Contract-Sale**

29019

**Contract-Rental**

Lease renewal compensation  
Other information

**Listing on the Internet**

Yes

**Date of Contract Signature** 2023-09-12**Expiration Date** 2023-10-12**Appointment Info** 24-hour minimum notice**Last Price** \$1,249,000**Name of the person to contact****Previous Price****Telephone for Appointment****Original Price** \$1,249,000**Info Selling Broker**

Any offer must be left open for a minimum of 24 hours. The stove(s), fireplace(s), combustion appliance(s) and chimney(s) are sold without any warranty with respect to their compliance with applicable regulations and insurance company requirements.