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IMMEUBLES DEAKIN REALTY
 Real Estate Agency
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 Pointe-Claire (QC) H9S 4L7
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Centris No. 10342405 (Active)



\$889,000

**20 Av. Fifth
 Pointe-Claire
 H9S 5C7**

Region Montréal
Neighbourhood South East
Near Lakeshore
Body of Water

Property Type	Two or more storey	Year Built	1949
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	28.7 X 25.8 ft irr	Reposess./Judicial auth.	No
Living Area	1,320 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2007)
Lot Size	50 X 110 ft	File Number	
Lot Area	5,500.36 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	4252604	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$3,496 (2023)	Common Exp.	
Lot	\$332,200	School	\$437 (2023)	Electricity	
Building	\$245,900	Infrastructure		Oil	
		Water		Gas	
Total	\$578,100 (153.78%)	Total	\$3,933	Total	

Room(s) and Additional Space(s)				
No. of Rooms	No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
6	3+0		2+1	
Level	Room	Size	Floor Covering	Additional Information
GF	Living room	17.6 X 12 ft	Wood	Fireplace-Stove.
GF	Dining room	10.6 X 9 ft	Wood	
GF	Kitchen	16.6 X 9 ft	Wood	
2	Primary bedroom	13.6 X 11.6 ft	Wood	
2	Bedroom	12 X 9 ft	Wood	
2	Bedroom	11.6 X 11.6 ft	Wood	
BA1	Family room	19 X 7 ft	Carpet	
BA1	Playroom	15 X 10 ft	Carpet	
BA1	Laundry room	6 X 11 ft	Ceramic	
BA1	Storage	10 X 15 ft	Concrete	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (2)
Siding		Driveway	Asphalt
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	Bathroom (Basement 1)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	

Inclusions

All appliances as installed - fridge, stove, dishwasher, washer and dryer. All light fixtures.

Exclusions

Window coverings

Broker - Remarks

Picture perfect cottage on desirable "Fifth Avenue" in Pointe-Claire south. This home has been extensively renovated with taste by the current owners. Steps to the shore of Lake St-Louis, the Pointe-Claire canoe club, and quick access to highway 20 & Pointe-Claire village! A true gem!

Addendum

Step up to the charming front porch, where you can enjoy time outside in the mornings/evenings.

Inviting living room with recessed fireplace and large window overlooking the porch. Dining room with patio doors to the back deck and yard. Open to the renovated dream white kitchen with an abundance of quartz counter space. Stylish cooktop with hood and Miele fridge. The main floor has beautifully stained hardwood floors throughout. Powder room off entrance.

Up to the second floor with 3 bedrooms, including the primary bedroom with two windows and built in closet system. Renovated bathroom with double vanity.

Finished basement with renovated laundry room/bathroom and a separate storage room.

Beautiful west facing yard with shed and playhouse.

Sale with legal warranty

Seller's Declaration

Yes SD-27062

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.