

Centris No. 21954784 (Active)



\$995,000

**122 Av. Longmore
 Pointe-Claire
 H9S 5A3**

Region Montréal
Neighbourhood South East
Near Ventnor
Body of Water

Property Type	Two or more storey	Year Built	1961
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	32.6 X 57.1 ft	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (1961)
Lot Size	113 X 74 ft	File Number	
Lot Area	8,364.63 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	4253757	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$6,773 (2023)	Common Exp.	
Lot	\$505,100	School	\$863 (2023)	Electricity	
Building	\$616,900	Infrastructure		Oil	
		Water	\$155 (2023)	Gas	
Total	\$1,122,000 (88.68%)	Total	\$7,791	Total	

Room(s) and Additional Space(s)				
No. of Rooms	No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
8	4+0		2+1	
Level	Room	Size	Floor Covering	Additional Information
GF	Living room	21 X 14.6 ft	Wood	Fireplace-Stove.
GF	Dining room	13 X 12 ft	Wood	
GF	Kitchen	13 X 13 ft	Linoleum	
GF	Den	12 X 10.6 ft	Parquetry	
2	Primary bedroom	16 X 12 ft	Wood	enuite
2	Bedroom	12.8 X 9 ft	Wood	
2	Bedroom	11.5 X 9.6 ft	Wood	
2	Bedroom	11 X 9.6 ft	Wood	
BA1	Playroom	20 X 30 ft	Linoleum	
Additional Space			Size	
Garage			12.6 X 25.6 ft	

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$15), Propane tank, Alarm system
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (3), Garage (1)
Siding	Aluminum, Brick	Driveway	Asphalt
Windows		Garage	Attached, Single width
Window Type		Carpport	
Energy/Heating	Heating oil	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Partially finished	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	Laundry room (1st level/Ground floor)	View	
Fireplace-Stove	Gas fireplace	Proximity	Commuter train, Elementary school, High school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Water softener, Electric garage door opener, Alarm system, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	

Inclusions

Fridge, stove, dishwasher (non-functional), washer, dryer, blinds, curtains & rods

Exclusions

Propane tank, hot water tank and alarm system are all rented

Broker - Remarks

Exceptional opportunity to own an executive Priest Farm cottage, custom-built by Tremblay in 1961. This home is ready for the next family to renovate to their taste. It has been meticulously maintained by the original owners and is located on a quiet street with an oversized west-facing lot.

Addendum

Spacious foyer with slate floor, step down to elegant formal sunken living room with plaster cove moldings, huge bay window, gas fireplace and original oak floors under the wall-to-wall carpet.

Separate dining room. Large eat-in kitchen with picture window overlooking the private backyard. Main floor den or office.

Unique main floor space off kitchen providing a large mudroom, powder room, laundry area, tons of storage and access to the oversized single-car garage with second staircase to the basement.

Second floor has original oak floors under the wall-to-wall carpet, large principal bedroom with ensuite bathroom, three more good-sized bedrooms and a family bath.

Basement is partially finished with playroom, large workshop, furnace room and storage. Oversized garage with separate staircase to the basement.

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration

Yes SD-27856

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



Backyard



Backyard



Backyard



Exterior entrance



Living room



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Laundry room



Den



Staircase



Hall



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Basement