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Centris No. 20287280 (Active)



\$1,095,000

36 Av. de la Pointe-Claire
Pointe-Claire
H9S 4M5

Region Montréal
Neighbourhood South West
Near Lanthier
Body of Water

Property Type	Two or more storey	Year Built	1938
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	24 X 32 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (1992)
Lot Size	80 X 104.5 ft	File Number	
Lot Area	792.7 arp.	Occupancy	2023-10-15
Cadastre	2526493	Deed of Sale Signature	2023-10-13
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$5,517 (2023)	Common Exp.	
Lot	\$463,700	School	\$684 (2023)	Electricity	
Building	\$446,500	Infrastructure		Oil	
		Water		Gas	
Total	\$910,200 (120.30%)	Total	\$6,201	Total	

Room(s) and Additional Space(s)								
No. of Rooms	9		No. of Bedrooms (above ground + basement)	4+1		No. of Bathrooms and Powder Rooms	2+1	
Level	Room	Size	Floor Covering	Additional Information				
GF	Living room	15.6 X 24 ft	Wood	Fireplace-Stove.				
GF	Dining room	8.6 X 12 ft	Wood					
GF	Kitchen	22 X 12.6 ft	Wood					
GF	Office	11 X 13 ft	Wood					
GF	Mudroom	13 X 10 ft	Ceramic					
2	Primary bedroom	11.6 X 15.6 ft	Wood					
2	Bedroom	11.6 X 14.6 ft	Wood					
2	Bedroom	11 X 15.6 ft	Wood					
2	Bedroom	11 X 8.6 ft	Wood					
BA1	Bedroom	20 X 20 ft	Cork	+ ensuite				
BA1	Playroom	14.6 X 14 ft	Carpet					
BA1	Laundry room	14.6 X 14 ft	Carpet					

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation		Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (2)
Siding	Brick, Maibec	Driveway	Asphalt
Windows		Garage	
Window Type		Carport	
Energy/Heating	Dual energy, Electricity, Heating oil	Lot	
Heating System	Convection baseboards, Hot water, Radiant	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	laundry room (Basement 1)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services		Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	

Inclusions

cooktop, oven, dishwasher, washer & dryer.

Exclusions

2 chandeliers, hot tub.

Broker - Remarks

Vintage character home in the heart of the Pointe Claire village . Old world charm renovated and extended to meet the needs of the modern family. Walk along the waterfront to the shops, cafés, and restaurants in the village. Close proximity to great schools, parks, yacht clubs and golf courses. A unique and enchanting home in one the best neighbourhoods on the island of Montreal.

Addendum

This 1938 home has had a major addition to modernize it, while retaining it's historic features - red brick siding, high ceilings, hard wood floors and plaster mouldings.

Versatile layout featuring home office/study with separate entrance. Ideal for the work from home professional.

Renovated kitchen with eating bar, open to huge sunken dining and living area. Patio doors lead to private back garden and also to lovely screened-in porch with cathedral ceilings.

Enjoy cottage living without leaving the city.

Over-sized mudroom entrance with separate stairs to basement suite with bedroom/playroom and full renovated bathroom.

Second floor features 4 bedrooms and updated family bathroom.

A second basement space (original house) provides practical storage and utility area along with additional playroom.

Sale with legal warranty

Seller's Declaration

Yes SD-58248

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.