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Centris No. 10140188 (Active)



\$725,000

44 Av. d'Hampton Gardens
Pointe-Claire
H9S 5B8

Region Montréal
Neighbourhood South East
Near Lakeview
Body of Water

Property Type	Bungalow	Year Built	1952
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	60.10 X 32.3 ft irr	Reposess./Judicial auth.	No
Living Area	1,400 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2023)
Lot Size	75 X 126 ft	File Number	
Lot Area	9,449.63 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	4253515	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$4,196 (2023)	Common Exp.	
Lot	\$526,200	School	\$516 (2023)	Electricity	
Building	\$168,100	Infrastructure		Oil	
		Water		Gas	
Total	\$694,300 (104.42%)	Total	\$4,712	Total	

Room(s) and Additional Space(s)					
No. of Rooms	6	No. of Bedrooms (above ground + basement)	3+2	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	15.11 X 11.7 ft	Carpet	Fireplace-Stove.	
GF	Dining room	10.3 X 10 ft	Carpet		
GF	Kitchen	14.3 X 10 ft	Linoleum		
GF	Primary bedroom	14 X 15 ft	Wood		
GF	Bedroom	14 X 10 ft	Wood		
GF	Bedroom	10.9 X 9 ft	Wood		
BA1	Family room	19 X 18 ft	Carpet		
BA1	Bedroom	14 X 18 ft	Carpet		
BA1	Bedroom	13 X 10 ft	Carpet		
BA1	Storage	14 X 7 ft	Concrete		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (1)
Siding		Driveway	Asphalt, Double width or more
Windows		Garage	Attached, Single width
Window Type		Carport	
Energy/Heating	Heating oil	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Partially finished	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	basement (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

washer, dishwasher, freezer & 2nd fridge in basement

Exclusions

Broker - Remarks

Welcome to 44 Hampton Gardens! Don't miss this rare opportunity to own a Hampton bungalow on a quiet crescent in sought after Pointe-Claire south. This 3+2 bedroom, 2 bathroom home is ready to be renovated to your taste. Situated on a large 9400 sf lot with a peaceful & sunny west facing backyard.

Addendum

This superb location is just a 5 minute walk to Stewart Hall Cultural Center and waterfront park with multiple benches to admire the surroundings. Excellent accessibility to public transportation -- steps to the bus stop and a 10 minute walk to Pointe-Claire train station which takes you to the downtown core. Clearpoint Elementary is just a 10 minute walk away. Quick access to highway 20, and a short drive to historic Pointe-Claire Village.

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

Seller's Declaration

Yes SD-28028

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.