



**Alexa Landreville**, Residential and Commercial Real Estate Broker  
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**Centris No.** 27490361 (Active)



**\$869,000**

**98 Av. de Windward Crescent**  
**Pointe-Claire**  
**H9R 2H6**

**Region** Montréal  
**Neighbourhood** Central East  
**Near** Coolbreeze  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1967
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>		<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	No
<b>Lot Size</b>		<b>File Number</b>	
<b>Lot Area</b>	6,400.22 sqft	<b>Occupancy</b>	45 days PP/PR Accepted
<b>Cadastre</b>	4255031	<b>Deed of Sale Signature</b>	45 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2023	<b>Municipal</b>	\$4,104 (2023)	<b>Common Exp.</b>	
<b>Lot</b>	\$297,300	<b>School</b>	\$502 (2023)	<b>Electricity</b>	
<b>Building</b>	\$381,700	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$679,000 (127.98%)	<b>Total</b>	\$4,606	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>							
No. of Rooms	8			No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information			
GF	Living room	18 X 12 ft	Wood				
GF	Dining room	9.6 X 12 ft	Wood				
GF	Kitchen	12 X 14.6 ft	Wood				
GF	Family room	11 X 17 ft	Wood	Fireplace-Stove.			
2	Primary bedroom	14.6 X 12 ft	Wood	+ ensuite			
2	Bedroom	14.6 X 10.6 ft	Wood				
2	Bedroom	11.6 X 12.6 ft	Wood				
2	Bedroom	9 X 12.6 ft	Wood				
BA1	Playroom	14 X 17 ft	Laminate floor				
BA1	Laundry room	9 X 6 ft	Laminate floor				
BA1	Storage	10 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>	
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (4), Garage (1)
<b>Siding</b>		<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>	Dual energy, Electricity, Heating oil	<b>Lot</b>	
<b>Heating System</b>	Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>	Ensuite bathroom	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	laundry room (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>	Gas fireplace	<b>Proximity</b>	Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Alarm system, Central heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	

## Inclusions

Kitchen appliances (fridge, stove, dishwasher, microwave), fridge in basement, washer & dryer, light fixtures and window coverings.

## Exclusions

Freezer in basement. The hot water tank is rented.

## Broker - Remarks

Renovated two-storey home in the heart of family-oriented Pointe-Claire. Ideally located on a quiet crescent just steps from the entrance to Pointe-Claire's Terra Cotta Park, featuring 6km of hiking trails. This spacious property offers 4 bedrooms and 2+1 bathrooms. Lovingly maintained and updated by the same owners for the past 40 years. Only a short distance from the Pointe-Claire train station, parks, excellent schools, community pool, splash pad, library, the Pointe-Claire Plaza and Valois Village.

## Addendum

Enter to a spacious entry with front closet and bench. Bright living room with southern exposure open to the dining room. Recently renovated kitchen with granite counters, ample storage and a peninsula to dine at. The kitchen is open to the cozy family room with a gas fireplace and patio doors to the spacious backyard. The built in single car garage is accessible from the family room. Ideal main floor powder room. All hardwood floors throughout the main floor were freshly sanded this past year.

The second floor offers the primary bedroom with an ensuite bathroom, three generously sized bedrooms, and a family bathroom. All four bedrooms have two windows each, providing beautiful natural light.

The finished basement features a large playroom, laundry room, utility/storage room and many storage closets.

Peaceful backyard surrounded by trees with a large deck and gazebo. Wiring for a hot tub is available.

Several mechanical and cosmetic upgrades are listed in the seller's declaration. This property is move in ready!

## Sale with legal warranty

## Seller's Declaration

Yes SD-32912

**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.