

**Centris No.** 24616845 (Active)



**\$1,980,000**

**58 Av. Waverley  
 Pointe-Claire  
 H9S 4W8**

**Region** Montréal  
**Neighbourhood** South West  
**Near**  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	2022
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	60.8 X 36.10 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2023)
<b>Lot Size</b>	206.2 X 93.6 ft irr	<b>File Number</b>	
<b>Lot Area</b>	12,365.57 sqft	<b>Occupancy</b>	90 days PP/PR Accepted
<b>Cadastre</b>	4254247	<b>Deed of Sale Signature</b>	90 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2024	<b>Municipal</b>	\$6,327 (2024)	<b>Common Exp.</b>	
<b>Lot</b>	\$525,000	<b>School</b>	\$1,012 (2023)	<b>Electricity</b>	
<b>Building</b>	\$855,000	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$1,380,000 (143.48%)	<b>Total</b>	\$7,339	<b>Total</b>	

Room(s) and Additional Space(s)				
No. of Rooms	No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
9	3+0		3+1	
Level	Room	Size	Floor Covering	Additional Information
GF	Living room	14 X 13.6 ft	Wood	Fireplace-Stove.
GF	Family room	13.6 X 13 ft	Wood	
GF	Dinette	12.6 X 11.9 ft	Wood	Fireplace-Stove.
GF	Kitchen	14 X 13.6 ft	Wood	
GF	Office	11.8 X 9.8 ft	Wood	
GF	Dining room	12 X 11.6 ft	Wood	
2	Primary bedroom	18.6 X 14.6 ft	Wood	
2	Bedroom	13.4 X 11.8 ft	Wood	
2	Bedroom	13.10 X 11.8 ft	Wood	
BA1	Playroom	30 X 18 ft	Wood	
Additional Space			Size	
Garage			12 X 20 ft	

Shed	20 X 24 ft
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**Features**

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	Propane tank (\$23)
<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 (3), Garage (1)
<b>Siding</b>		<b>Driveway</b>	Paving stone
<b>Windows</b>		<b>Garage</b>	Built-in, Single width
<b>Window Type</b>		<b>Carpport</b>	
<b>Energy/Heating</b>	Electricity	<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, Separate shower	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>		<b>View</b>	
<b>Fireplace-Stove</b>	Gas fireplace	<b>Proximity</b>	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>	Wood	<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>		<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

**Inclusions**

Refrigerator (water line as is) stove, dishwasher, bathroom mirror

**Exclusions**

Yellow kitchen hutch, washer, dryer, car charger, all handmade shelving & hooks, all wall mirrors & art, antique cabinets in sunroom and ensuite bathroom, all wall sconces.

**Addendum**

Timeless cedar shingle charmer in the heart of Cedar Park. Newly built in 2022, this custom home blends seamlessly into an established neighbourhood with subtle influences of Nantucket and craftsman architecture.

Attention to detail and pride of craftsmanship throughout - from cobblestone driveway, handcrafted stone columns and oversized covered porch outside, to soft doorway arches and vaulted ceilings inside. Experience a relaxed country feel, with a focus on quality materials and utility.

Thoughtfully designed, with a versatile layout to suit the needs of the modern family. Open eat-in kitchen plan, but with a formal dining room adjacent. Ground floor features cozy living and family rooms (both with gas fireplaces) and practical main floor office. Natural light streams in from an abundance of windows. Second floor has three large bedrooms including master suite with cathedral ceiling, walk-in closet and huge ensuite bath with cast iron soaker tub and separate shower. Fully developed basement with guest bedroom, additional bathroom and playroom. Large storage/utility room.

Steps to Cedar Park train station, Kinsmen Park and Lakeshore pool, and a short walk to Pointe Claire Village. The complete package - a gorgeous new home in a location second to none.

**Sale with legal warranty of quality**

**Seller's Declaration** Yes SD-35829

**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 entrance



Exterior



Exterior entrance



Exterior entrance



Kitchen



Kitchen



Kitchen





Dining room



Dinette



Living room



Den



Solarium/Sunroom



Staircase



Primary bedroom



Primary bedroom



Ensuite bathroom



Ensuite bathroom



Bedroom



Bedroom



Bathroom



Basement



Backyard



Backyard