



**Desiree Ofter**, Residential Real Estate Broker  
**IMMEUBLES DEAKIN REALTY**  
 Real Estate Agency  
 332, Lakeshore  
 Pointe-Claire (QC) H9S 4L7  
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**Centris No.** 19641759 (Active)



**\$839,000**

**262 Av. Ste-Claire**  
**Pointe-Claire**  
**H9S 4E6**

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

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1952
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	27 X 23.1 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 (2014)
<b>Lot Size</b>	50 X 92 ft	<b>File Number</b>	
<b>Lot Area</b>	4,626.33 sqft	<b>Occupancy</b>	60 days PP/PR Accepted
<b>Cadastre</b>	4253992	<b>Deed of Sale Signature</b>	60 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2024	<b>Municipal</b>	\$4,458 (2024)	<b>Common Exp.</b>	
<b>Lot</b>	\$279,400	<b>School</b>	\$528 (2023)	<b>Electricity</b>	
<b>Building</b>	\$430,700	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$710,100 (118.15%)	<b>Total</b>	\$4,986	<b>Total</b>	

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms (above ground + basement)	3+1	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	15.6 X 11 ft	Wood	Fireplace-Stove.	
GF	Dining room	11 X 11 ft	Wood		
GF	Kitchen	14 X 7.6 ft	Wood		
GF	Family room	10 X 7.6 ft	Laminate floor		
2	Primary bedroom	13.6 X 11.6 ft	Wood		
2	Bedroom	14 X 8.6 ft	Wood		
2	Bedroom	11 X 10 ft	Wood		
BA1	Playroom	16 X 12 ft	Carpet		
BA1	Bedroom	11 X 7 ft	Carpet		

Features	
<b>Sewage System</b>	Municipality
<b>Rented Equip. (monthly)</b>	Water heater - 1 (\$12)

<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>	Aluminum, Brick	<b>Driveway</b>	
<b>Windows</b>		<b>Garage</b>	Detached, Single width
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Electric baseboard units	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Sous-sol (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Wall-mounted air conditioning	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

### Inclusions

Fridge, Stove, Oven, dishwasher, washer & dryer. All light fixtures and window coverings as installed.

### Exclusions

Speakers in dining room, screen and projector in basement.

### Remarks

Discover your dream home in Cedar Park, ideally situated a short walk from the Pointe-Claire Village and the Lakeshore. Step inside to find a modern renovated kitchen, an updated bathroom and three good sized bedrooms. The main floor extension would make a lovely office or playroom with patio doors leading to a south-facing private yard bathed in sunlight. With a huge detached garage and finished basement offering a fourth bedroom or home office, this property offers tons of space and storage. Located close to daycares, schools, community pool and easy access to the train station and highway.

### Addendum

Renovations include:

- 2020 - Electrical panel changed and some rewiring to add grounded circuits
- 2021 - Windows on main floor and 2nd floor (except large window in living room)
- 2014 - Kitchen and bathroom
- 2018 - Basement renovated
- 2017 - Landscaping, patio door, fence
- Current owner added GFCI exterior outlets
- Irrigation system installed by previous owner.

### Sale with legal warranty of quality

### Seller's Declaration

Yes SD-45057

### 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.