



**Desiree Ofter**, Residential Real Estate Broker  
**IMMEUBLES DEAKIN REALTY**  
 Real Estate Agency  
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**Centris No.** 15509366 (Active)



**\$1,695,000**

**37 Av. Drayton**  
**Pointe-Claire**  
**H9S 4V1**

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

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	2021
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	48.11 X 33.9 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>	No
<b>Lot Size</b>	93.2 X 50 ft	<b>File Number</b>	
<b>Lot Area</b>	4,600 sqft	<b>Occupancy</b>	90 days PP/PR Accepted
<b>Cadastre</b>	4256107	<b>Deed of Sale Signature</b>	90 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2024	<b>Municipal</b>	\$7,310 (2024)	<b>Common Exp.</b>	
<b>Lot</b>	\$277,800	<b>School</b>	\$888 (2023)	<b>Electricity</b>	
<b>Building</b>	\$888,700	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$1,166,500 (145.31%)	<b>Total</b>	\$8,198	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	<b>7</b>	<b>No. of Bedrooms (above ground + basement)</b>	<b>3+1</b>	<b>No. of Bathrooms and Powder Rooms</b>	<b>3+1</b>
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
GF	Kitchen	15.8 X 11 ft	Concrete	see floor plan	
GF	Kitchen	10.9 X 7.6 ft	Concrete	see floor plan	
GF	Dining room	18.8 X 8.5 ft	Concrete		
GF	Living room	18.8 X 11.10 ft	Concrete		
2	Primary bedroom	15 X 13.3 ft	Concrete		
2	Bedroom	12.8 X 10 ft	Concrete		
2	Bedroom	12.8 X 10 ft	Concrete		
2	Office	7 X 6.7 ft	Concrete		
BA1	Family room	20.3 X 18.4 ft	Concrete		
BA1	Bedroom	11.1 X 10.9 ft	Concrete		

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	Heated, Inground
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (2), Garage (1)
<b>Siding</b>	Brick	<b>Driveway</b>	
<b>Windows</b>		<b>Garage</b>	Attached, Heated
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Forced air, Radiant	<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>	Powder room (1st level/Ground floor)	<b>View</b>	
<b>Fireplace-Stove</b>		<b>Proximity</b>	
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Air exchange system, Electric garage door opener, Central heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

## Inclusions

Double refrigerator (Fisher Paykel), double wall oven (Fisher Paykel) stove top (Bosch), dishwasher (Kitchenaid) , all pantry built in shelves, fan, all Pax clothing storage, curtains

## Exclusions

Chandelier in dining room, garage freezer, garage tool cabinet, wall mounted bike racks, generator

## Remarks

Welcome to 37 Drayton, a one of a kind property. Built in 2021, this modern brick home was designed with meticulous attention to detail & the highest quality materials. The main floor features an open concept floor plan with 9 ft high ceilings, heated concrete floors and floor to ceiling windows. The sleek L-shaped kitchen includes a 12-foot island, perfect for entertaining. Patio doors off the kitchen lead to a private yard with fibreglass pool . Upstairs, you will find 3 spacious bedrooms, 2 bathrooms, laundry room plus an office . Experience luxury at its finest in an idyllic location, steps from the Lakeshore.

## Sale with legal warranty of quality

### Seller's Declaration

Yes SD-69077

## 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.