

Centris No. 12843318 (Active)



\$1,895,000

**19 Av. Wilton
 Pointe-Claire
 H9S 4X3**

Region Montréal
Neighbourhood South West
Near Lakeview
Body of Water

Property Type	Two or more storey	Year Built	1940
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	36 X 43.7 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2015)
Lot Size	95 X 132 ft irr	File Number	
Lot Area	13,261.13 sqft	Occupancy	90 days PP/PR Accepted
Cadastre	4252335	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$9,666 (2024)	Common Exp.	
Lot	\$600,700	School	\$1,182 (2024)	Electricity	
Building	\$941,200	Infrastructure		Oil	
		Water		Gas	
Total	\$1,541,900 (122.90%)	Total	\$10,848	Total	

Room(s) and Additional Space(s)								
No. of Rooms	9		No. of Bedrooms (above ground + basement)	4+0		No. of Bathrooms and Powder Rooms	3+1	
Level	Room	Size	Floor Covering	Additional Information				
GF	Living room	17.5 X 12.2 ft	Wood	Fireplace-Stove. Propane				
GF	Kitchen	16.4 X 10.6 ft	Tiles					
GF	Dinette	8 X 10.6 ft	Wood					
GF	Family room	16 X 13 ft	Wood					
GF	Dining room	14 X 11.6 ft	Wood					
GF	mudroom	12.6 X 9 ft	Tiles					
2	Primary bedroom	16.3 X 13.3 ft	Wood	enuite & walk in				
2	Bedroom	11.6 X 10.4 ft	Wood					
2	Bedroom	15 X 9.6 ft	Wood					
2	Bedroom	14 X 12.2 ft	Wood					
BA1	Playroom	16 X 16 ft	Laminate floor					
BA1	Office	16 X 10 ft	Laminate floor					

Additional Space Garage	Size 22 X 25.11 ft		
Features			
Sewage System	Municipality	Rented Equip. (monthly)	Propane tank (\$10)
Water Supply	Municipality	Renovations	
Foundation		Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (2)
Siding		Driveway	river rock
Windows		Garage	Detached, Double width or more, Heated
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units, Radiant	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)	Powder room (1st level/Ground floor)	View	
Fireplace-Stove	Gas 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	
Property/Unit Amenity	Wall-mounted heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

All window coverings, all light fixtures, all ceiling fans, fridge, stove, dishwasher, washer, dryer

Exclusions

Propane tank is rented

Remarks

Welcome to this classic Westmount-style stone cottage located in sought-after Cedar Park and backing on Clearpoint Park. Enjoy the charm and character of this 1940s home which has been extended with the care and design of local architect Pat McGee. Enjoy an easy walk to schools, train, the waterfront, parks, local pool, tennis and the trendy Pointe- Claire Village!

Addendum

The main floor features a front entry hall opening to bright living room with gas fireplace, French doors to the updated kitchen and cozy dinette with banquette and built-in cabinets. Newly created side entrance to large mudroom with custom built-ins and adjoining powder & laundry room (all with radiant heated floors). The main floor extension offers a spacious sun-filled family room and dining room with feature stone wall and patio doors to the large two-level deck overlooking the private back yard and gardens. Upstairs to the private primary bedroom suite including large walk-in closet and gorgeous ensuite bathroom plus three more bedrooms and family bathroom. Well-finished basement with large playroom, full bathroom, bright office space and lots of storage. The 2015 renovation project also included a new detached heated 2-car garage and extensive landscaping.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-41306

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



Backyard



Aerial photo



Aerial photo



Exterior entrance



Living room



Living room



Kitchen



Kitchen



Dinette



Family room



Dining room



Powder room



Primary bedroom



Ensuite bathroom



Ensuite bathroom



Walk-in closet



Bedroom



Bedroom



Bedroom



Bathroom



Basement



Backyard



Backyard