

Centris No. 10831153 (Active)



\$649,000

8 Av. de Sunrise Crescent
Pointe-Claire
H9R 4W1

Region Montréal
Neighbourhood North
Near Hermitage
Body of Water

Property Type	Two or more storey	Year Built	1975
Building Type	Attached corner unit	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	35.3 X 43.11 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2006)
Lot Size	60 X 39.5 ft	File Number	
Lot Area	2,363.75 sqft	Occupancy	According to the leases
Cadastre	2526567	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$3,225 (2024)	Common Exp.	
Lot	\$157,000	School	\$387 (2024)	Electricity	
Building	\$356,200	Infrastructure		Oil	
		Water		Gas	
Total	\$513,200 (126.46%)	Total	\$3,612	Total	

Room(s) and Additional Space(s)					
No. of Rooms	6	No. of Bedrooms (above ground + basement)	3+1	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	10 X 18 ft	Wood		
GF	Dining room	7 X 12 ft	Wood		
GF	Kitchen	12.6 X 16 ft	Ceramic		
2	Primary bedroom	11.6 X 14 ft	Carpet		
2	Bedroom	11.6 X 12 ft	Carpet		
2	Bedroom	8 X 9 ft	Carpet		
BA1	Family room	18 X 11 ft	Laminate floor		
BA1	Bedroom	9 X 10 ft	Laminate floor		
BA1	Office	7 X 9 ft	Laminate floor		
BA1	Laundry room	10 X 13 ft	Ceramic		

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$20)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (1), Garage (1)
Siding		Driveway	Asphalt, Paving stone
Windows		Garage	Attached, Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove		Proximity	Daycare centre, Elementary school, High school, Highway, Park, Public transportation, Réseau Express Métropolitain (REM)
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Wall-mounted air conditioning	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

dishwasher

Exclusions

Tenant's belongings, curtains in kitchen, living room and bedrooms, chandelier in the hallway, island in kitchen, fridge, stove, washer & dryer.

Remarks

Bright end-unit townhome has 3+1 bedrooms and 2+1 bathrooms. Conveniently located on a quiet crescent, just a short walk from Fairview Shopping Center, the bus terminal, the future REM and Hermitage park. Ideal for families, professionals or investors alike. Many updates over the years by the current owner.

Addendum

The property is rented for \$2250 until March 31st 2025.

Sale without legal warranty of quality, at the buyer's risk and peril**Seller's Declaration**

Yes SD-50598

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



Living room



Living room



Kitchen



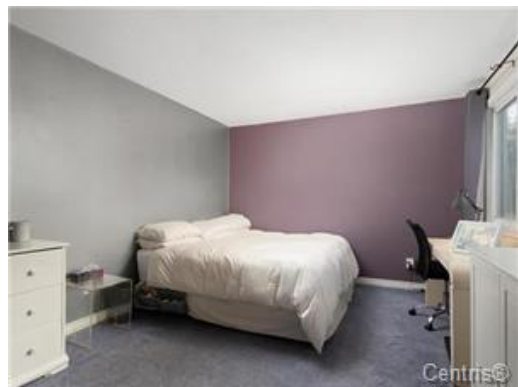
Kitchen



Kitchen



Powder room



Primary bedroom



Bedroom



Bedroom



Bathroom



Playroom



Laundry room