

**Centris No.** 14642587 (Active)



**\$819,000**

**261 Av. Ste-Claire**  
**Pointe-Claire**  
**H9S 4E5**

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

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1950
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	28.3 X 22.6 ft	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2020)
<b>Lot Size</b>	47.6 X 92 ft	<b>File Number</b>	
<b>Lot Area</b>	4,370.15 sqft	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre</b>	4254297	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2024	<b>Municipal</b>	\$3,970 (2024)	<b>Common Exp.</b>	
<b>Lot</b>	\$263,900	<b>School</b>	\$467 (2024)	<b>Electricity</b>	
<b>Building</b>	\$368,300	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$632,200 (129.55%)	<b>Total</b>	\$4,437	<b>Total</b>	

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	Kitchen	16.3 X 8.5 ft	Concrete		
GF	Dining room	11.1 X 8.9 ft	Wood		
GF	Living room	11.1 X 9.11 ft	Wood		
GF	Bedroom	9.11 X 9.7 ft	Wood		
GF	Powder room	6.3 X 4 ft	Ceramic		
2	Primary bedroom	17.4 X 11.10 ft	Wood		
2	Bedroom	13.3 X 8.1 ft	Wood		
2	Bathroom	7.3 X 6.9 ft	Ceramic		

Features		
<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>
<b>Water Supply</b>	Municipality	<b>Renovations</b>

<b>Foundation</b>		<b>Pool</b>	
<b>Roofing</b>		<b>Parkg (total)</b>	Driveway (4)
<b>Siding</b>		<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	
<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>	Laundry room (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace, Wood stove	<b>Proximity</b>	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Alarm system, Wall-mounted heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

### Inclusions

Dishwasher, stove, washer, dryer, blinds & curtains, light fixtures (except one in bedroom on main floor), Nest doorbell, Nest Yale Smart lock on front door, Alarm system (connected), wall-mount TV bracket in basement, storage unit in powder room on main floor, 2 storage units in basement bathroom, gazebo in backyard (as is)

### Exclusions

Light fixture in office

### Remarks

Discover this storybook cottage in Pointe-Claire Village, nestled in one of the West Island's most desirable areas. The gourmet kitchen, renovated in 2021, features custom top-of-the-line finishes, quartz countertops, and heated floors, perfect for culinary enthusiasts. Enjoy two full bathrooms plus a convenient main floor powder room; the upstairs bath was recently updated in 2016 and includes heated floors. Beautifully sanded wood floors enhance the home's warm ambiance. The private backyard offers a serene retreat, while the finished basement provides a versatile fourth bedroom or office. See addendum for list of renovations.

### Addendum

Renovations include:

- Attic insulation June 2023
- Wall-mounted heat pump 2022
- Kitchen fully renovated with heated floors and new windows in 2021  
Custom oak cabinetry and window in entrance and kitchen made in Montreal by Crotone Ramacieri Soligo ceramic; hand painted cement tiles  
Pro Chef farmhouse sink  
Quartz counters 1 1/4 inch  
Real brass hardware  
Brass Moen faucet and soap dispenser
- Vestibule renovated 2021
- Electric baseboard changed, living room wiring, sconces and pot lights 2021
- Electrical panel and connection to Hydro QC 2021

- Basement floor levelled and replaced 2021

- Upstairs bathroom 2016

- Roof 2013

**Sale with legal warranty of quality**

**Seller's Declaration**

Yes SD-51843

**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.



Frontage



Exterior entrance



Living room



Living room



Living room



Dining room



Dining room



Dining room





Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Office



Powder room



Primary bedroom



Primary bedroom



Hall



Bedroom