

**Centris No.** 25091767 (Active)



**\$1,029,000**

**102 Av. Ventnor  
 Pointe-Claire  
 H9S 4E2**

**Region** Montréal  
**Neighbourhood** South East  
**Near** Marlin Cresc  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1967
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	62.5 X 27.9 ft	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>	2,517 sqft	<b>Trade possible</b>	
<b>Building Area</b>	1,755 sqft	<b>Cert. of Loc.</b>	Yes (2019)
<b>Lot Size</b>	90 X 85.8 ft	<b>File Number</b>	
<b>Lot Area</b>	7,713.41 sqft	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre</b>	4253738	<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>	\$7,472 (2024)	<b>Common Exp.</b>	
<b>Lot</b>	\$465,800	<b>School</b>	\$966 (2024)	<b>Electricity</b>	
<b>Building</b>	\$725,700	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$1,191,500 (86.36%)	<b>Total</b>	\$8,438	<b>Total</b>	

Room(s) and Additional Space(s)				
No. of Rooms	No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
9	4+0		3+0	
Level	Room	Size	Floor Covering	Additional Information
GF	Living room	19.6 X 14 ft	Carpet	Fireplace-Stove. (over oak)
GF	Kitchen	12 X 9 ft	Linoleum	
GF	Dinette	12 X 12 ft	Linoleum	
GF	Dining room	14 X 13 ft	Wood	
GF	Family room	19 X 13 ft	Parquetry	Fireplace-Stove.
2	Primary bedroom	19 X 13 ft	Wood	
2	Bedroom	11 X 10 ft	Wood	
2	Bedroom	13.6 X 13.6 ft	Wood	
2	Bedroom	12 X 9.6 ft	Wood	
BA1	Playroom	20 X 20 ft	Laminate floor	
Additional Space			Size	
Garage			22 X 18 ft	

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	Water heater - 1 (\$16)
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>		<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles, Elastomeric membrane	<b>Parkg (total)</b>	Driveway (4), Garage (2)
<b>Siding</b>	Brick	<b>Driveway</b>	Double width or more, Paving stone
<b>Windows</b>		<b>Garage</b>	Attached, Double width or more
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Electric baseboard units, Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Partially finished	<b>Distinctive Features</b>	
<b>Bathroom</b>	Ensuite bathroom	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Laundry closet (1st level/Ground floor)	<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>	Wood	<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Central air conditioning, Private yard, Alarm system	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

## Inclusions

Alarm system

## Exclusions

Hot water tank is rented

## Remarks

Gorgeous all-brick Georgian cottage nestled on a quiet street in sought-after Priest Farm. A rare opportunity to rejuvenate this charming home in one of the finest family neighbourhoods in Montreal. Ideal location across the street from a children's park and a short stroll to the shore of Lac St-Louis and Stewart Hall community centre. Proximity to shops, restaurants and cafés in Pointe-Claire Village, with easy access to downtown, public transit & top schools.

## Addendum

Timeless cross hall plan with generous room sizes for all principal rooms. Large formal dining & living rooms, eat-in kitchen and cozy family room. Second floor features roomy landing area, four good-size bedrooms including large primary bedroom with ensuite bathroom. Spacious and versatile layout offers numerous options for modernization/renovation (see listing for design ideas). High value of neighbouring properties allows for the next owner to truly unlock the potential in this charming property. Easy to view, book your visit today!

## Sale without legal warranty of quality, at the buyer's risk and peril

## Seller's Declaration

Yes SD-52351

## 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



Exterior



Aerial photo



Aerial photo



Aerial photo



Exterior entrance



Living room



Living room



Kitchen



Dinette



Dining room



Family room



Family room



Staircase



Hall



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bedroom



Basement



Backyard



Other