



Alexa Landreville, Residential and Commercial Real Estate Broker
IMMEUBLES DEAKIN REALTY
 Real Estate Agency
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 Pointe-Claire (QC) H9S 4L7
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Centris No. 27555127 (Active)



\$959,000

53 Av. de Lansdowne Gardens
Pointe-Claire
H9S 5B9

Region Montréal
Neighbourhood South East
Near Lakeshore
Body of Water

Property Type	Two or more storey	Year Built	1953
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size		File Number	
Lot Area	9,544.36 sqft	Occupancy	90 days PP/PR Accepted
Cadastre	4253696	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$4,886 (2024)	Common Exp.	
Lot	\$526,500	School	\$620 (2024)	Electricity	
Building	\$252,000	Infrastructure		Oil	
		Water		Gas	
Total	\$778,500 (123.19%)	Total	\$5,506	Total	

Room(s) and Additional Space(s)				
No. of Rooms	No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
6	3+1		1+1	
Level	Room	Size	Floor Covering	Additional Information
GF	Living room	14 X 23.6 ft	Wood	Fireplace-Stove.
GF	Dining room	10.6 X 11.6 ft	Wood	
GF	Kitchen	10.6 X 12 ft	Ceramic	
2	Primary bedroom	17 X 11.6 ft	Wood	
2	Bedroom	14.6 X 11.6 ft	Wood	
2	Bedroom	10.6 X 11.6 ft	Wood	
BA1	Playroom	10.6 X 15 ft	vinyl	
BA1	Bedroom	13.6 X 8 ft	vinyl	
BA1	Laundry room	9 X 15 ft	Tiles	
BA1	Workshop	9 X 15 ft	Tiles	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Heated, Inground, salt
Roofing	Asphalt shingles	Parkg (total)	Driveway (3), Garage (1)
Siding		Driveway	Double width or more, Paving stone
Windows		Garage	Attached, Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Separate shower	Water (access)	
Washer/Dryer (installation)	laundry room (Basement 1)	View	
Fireplace-Stove	Wood 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	Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Kitchen appliances (fridge, cooktop, oven, dishwasher, microwave), fridge & chest freeze in the basement, washer & dryer, light fixtures, window coverings.

Exclusions

Remarks

Classic two storey home with beautiful curb appeal in one of the most desirable neighbourhoods in the West Island . This property boasts nearly 10,000sf, with a south facing backyard and new inground heated salt water pool. Classic cross hall plan with hardwood floors throughout, kitchen open to the dining room and a large bright living room with a fireplace. The second floor offers spacious bedrooms and an oversized renovated bathroom . Finished basement. Located steps from the lake & Stewart Hall. A short walk to the Village, neighbourhood pool, canoe club and parks. Easy access to public transport and highway.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-52598

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.