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Centris No. 9578056 (Active)



\$1,549,000

121 Av. de Bathurst
Pointe-Claire
H9S 4Z8

Region Montréal
Neighbourhood South East
Near Longmore
Body of Water

Property Type	Split-level	Year Built	1960
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	50.1 X 39.5 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2022)
Lot Size	70 X 110 ft	File Number	
Lot Area	7,701.57 sqft	Occupancy	90 days PP/PR Accepted
Cadastre	4253770	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$7,647 (2024)	Common Exp.	
Lot	\$465,000	School	\$959 (2024)	Electricity	
Building	\$718,900	Infrastructure		Oil	
		Water		Gas	
Total	\$1,183,900 (130.84%)	Total	\$8,606	Total	

Room(s) and Additional Space(s)						
No. of Rooms	8		No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering		Additional Information	
GF	Office	13 X 11 ft	Wood			
2	Living room	20 X 13 ft	Wood		Fireplace-Stove. gas fpl	
2	Kitchen	25 X 12 ft	Wood			
2	Family room	25 X 12.6 ft	Wood			
3	Bedroom	13 X 10 ft	Wood			
3	Bedroom	13.6 X 13 ft	Wood			
3	Bedroom	10 X 10 ft	Wood			
4	Primary bedroom	25.6 X 12.6 ft	Wood		+ensuite	
BA1	Playroom	24 X 12 ft	Laminate floor			
BA1	Storage	16 X 12 ft	Ceramic			
Additional Space			Size			
Garage			25 X 11 ft			

Features

Sewage System	Municipality	Rented Equip. (monthly)	Propane tank (\$12)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles, Elastomeric membrane	Parkg (total)	Driveway (4), Garage (1)
Siding	Brick, Stone, Composite wood	Driveway	Double width or more, Paving stone
Windows		Garage	Built-in, Single width
Window Type	Casement	Carport	
Energy/Heating	Electricity, Propane	Lot	Landscaped
Heating System	Forced air	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, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity		Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

All kitchen appliances, washer & dryer, all light fixtures, all window coverings, TV in living room

Exclusions

All TVs and wall brackets except the one in living room. Propane tank is rented.

Remarks

Beautifully updated family home in one of the most sought-after neighborhoods in the West Island. A perfect blend of comfort, convenience & lifestyle, this turn-key property has been updated inside and out with designer quality and taste. In addition to the stunning updates, this home is ideally situated in the Priest Farm neighborhood, just steps away from the scenic waterfront. Enjoy breathtaking views and a tranquil atmosphere right at your doorstep.

Addendum

Transformed to suit the modern family, the great room style layout features a gourmet kitchen with oversized island, open to living and dining areas. Patio doors lead out to composite deck overlooking manicured back garden. Main floor also includes formal living room with bay window and gas fireplace. Second level features three good-size bedrooms and renovated family bath. Primary suite is a few steps up on a separate level with his & hers walk-in closets and gorgeous ensuite bath with soaker tub and glass shower. Practical ground floor laundry/powder room and cozy home office or den. Finished basement with media/ playroom, cantina, and additional storage.

Proximity to a range of key amenities makes daily life a breeze. Families will appreciate top-rated schools, parks, Stewart Hall community center, local shopping centers and the boutiques, cafes & restaurants in nearby Pointe-Claire village. Public transit is also easily accessible, providing seamless connections to downtown. Whether you're seeking tranquility by the water or ultimate convenience, this property truly has it all. Welcome home!

Sale with legal warranty of quality

Seller's Declaration

Yes SD-58332

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.