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Centris No. 14874271 (Active)



\$1,339,000

98 Av. Broadview
Pointe-Claire
H9R 3Z4

Region Montréal
Neighbourhood Central East
Near Belmont
Body of Water

Property Type	Two or more storey	Year Built	2007
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	28.2 X 49.3 ft	Reposess./Judicial auth.	No
Living Area	2,912 sqft	Trade possible	
Building Area	2,912 sqft	Cert. of Loc.	Yes (2024)
Lot Size	44 X 250 ft	File Number	
Lot Area	11,000 sqft	Occupancy	90 days PP/PR Accepted
Cadastre	4251306	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$7,167 (2024)	Common Exp.	
Lot	\$306,600	School	\$896 (2024)	Electricity	
Building	\$811,400	Infrastructure		Oil	
		Water		Gas	
Total	\$1,118,000 (119.77%)	Total	\$8,063	Total	

Room(s) and Additional Space(s)								
No. of Rooms	10		No. of Bedrooms (above ground + basement)	4+1		No. of Bathrooms and Powder Rooms	3+1	
Level	Room	Size	Floor Covering	Additional Information				
GF	Living room	11 X 11.2 ft	Wood					
GF	Dining room	11 X 15.6 ft	Wood					
GF	Kitchen	25 X 12 ft	Wood					
GF	Dinette	10.2 X 10 ft	Wood					
GF	Family room	16.10 X 19.8 ft	Wood	Fireplace-Stove.				
GF	Office	10 X 12.2 ft	Wood					
2	Primary bedroom	16 X 17 ft	Wood	+ensuite, den, walk-in				
2	Bedroom	10 X 13.6 ft	Wood					
2	Bedroom	10 X 12.8 ft	Wood					
2	Laundry room	10 X 8 ft	Ceramic					
BA1	Bedroom	12 X 15 ft	Laminate floor	or office				
BA1	Gym	12 X 15 ft	Carpet					

BA1	Workshop	14 X 14 ft	Concrete	
BA1	Playroom	24 X 26 ft	Laminate floor	
BA1	Mudroom	15 X 12 ft	Laminate floor	Entrance

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$15), Propane tank (\$13)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (6)
Siding	Brick, Vinyl	Driveway	Asphalt, Double width or more, Paving stone
Windows	PVC	Garage	
Window Type	Casement	Carport	
Energy/Heating	Electricity, Propane	Lot	Landscaped
Heating System	Electric baseboard units, Forced air	Topography	Flat
Basement	6 feet and more, Finished basement, Outdoor entrance	Distinctive Features	
Bathroom	Ensuite bathroom, Jacuzzi bathtub, Separate shower	Water (access)	
Washer/Dryer (installation)	laundry room (2nd level)	View	
Fireplace-Stove	Gas fireplace	Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Highway, Park, Public transportation, Réseau Express Métropolitain (REM)
Kitchen Cabinets	Wood	Building's Distinctive Features	
Property/Unit Amenity	Air exchange system, Central vacuum cleaner system installation, Alarm system, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Fridge, stove, dishwasher, microwave oven, washer & dryer, blinds, BBQ, full house audio amplifier, cabanon.

Exclusions

Metal storage cabinets and workbench in furnace room, curtains and rods in living room and dining room.

Remarks

One-of-a-kind contemporary cottage on 11,000 square foot oversized lot in the heart of Valois. Custom-built by the current owners in 2007, 98 Broadview offers a modern and spacious living experience. Located in a family-friendly neighbourhood, just steps from elementary and high schools, local parks and three public pools, this home is an ideal choice for a family. Commuters will appreciate easy access to train, bus, REM and highways, ensuring a quick and convenient journey to work or downtown. Nature lovers will enjoy being close to Terra Cotta, a 100+ acre nature preserve with walking trails throughout.

Addendum

The bright, open-concept floor plan boasts 10-foot main floor ceilings, ornate mouldings and large windows, creating an inviting atmosphere filled with natural light. The seamless flow between the kitchen island, dinette and family room is perfect for both every day living and entertaining. Patio doors lead out to a large screened porch and west-facing deck overlooking the extra deep and professionally landscaped back garden. Also on the main floor; spacious formal dining room, living room and a private main-floor office that could be easily adapted into an additional bedroom. Upstairs, the home features three generously sized bedrooms, including a huge primary suite with a walk-in closet, private bath and a bonus den area. Children's bedrooms have custom closets and share a Jack & Jill bathroom and private balcony. Spacious second floor laundry room is a big plus. Fully finished basement with tons of additional living space, including a fifth bedroom (or office), a

full bathroom, playroom, workshop, gym, loads of storage space and a basement-level mud room rear entrance.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-58584

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.