

**Centris No.** 13299065 (Active)



**\$899,000**

**32 Av. de Winston Circle**  
**Pointe-Claire**  
**H9S 4X6**

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

<b>Property Type</b>	One-and-a-half-storey	<b>Year Built</b>	1951
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	35.2 X 27.11 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2024)
<b>Lot Size</b>	99.6 X 75 ft	<b>File Number</b>	
<b>Lot Area</b>	7,509.98 sqft	<b>Occupancy</b>	2025-06-02
<b>Cadastre</b>	4254540	<b>Deed of Sale Signature</b>	2025-05-26
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2021	<b>Municipal</b>	\$4,869 (2025)	<b>Common Exp.</b>	
<b>Lot</b>	\$426,400	<b>School</b>	\$607 (2024)	<b>Electricity</b>	
<b>Building</b>	\$335,400	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$761,800 (118.01%)	<b>Total</b>	\$5,476	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	<b>6</b>	<b>No. of Bedrooms (above ground + basement)</b>	<b>2+1</b>	<b>No. of Bathrooms and Powder Rooms</b>	<b>1+1</b>
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
GF	Living room	18 X 12.6 ft	Wood	Fireplace-Stove.	
GF	Dining room	12.6 X 9.6 ft	Wood		
GF	Kitchen	21 X 9.6 ft	Wood		
GF	Bedroom	10.6 X 9 ft	Wood	or office/den	
2	Primary bedroom	14.6 X 12 ft	Wood		
2	Bedroom	12 X 9.6 ft	Wood		
BA1	Playroom	13 X 12 ft	Carpet		
BA1	Office	15 X 8.6 ft	Concrete	or bedroom	
BA1	Laundry room	13.6 X 9 ft	Wood		
BA1	Storage	18 X 13 ft	Concrete		
<b>Additional Space</b>			<b>Size</b>		
Garage			22.8 X 12.6 ft		

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (2), Garage (1)
<b>Siding</b>		<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	Detached, Single width
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement, Outdoor entrance	<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>		<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>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Central heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

## Inclusions

Fridge, stove, dishwasher, washer, dryer, freezer in basement, all blinds, electric fireplace & screen, alarm system, all light fixtures, workbench in furnace room

## Exclusions

Curtains & rods, cabinets in laundry room

## Remarks

Do not miss a great opportunity to own this charming Cape Cod cottage on a sought-after traffic-free crescent in the heart of Cedar Park. This home has been meticulously maintained by the current owners for 35 years, and with its large mature west-facing lot, has a great possibility to expand for a growing family. Steps to the train and easy access to all of Cedar Park's many parks, pools, schools, waterfront and trendy Pointe-Claire Village with cafes and restaurants.

## Addendum

Enjoy your morning coffee on the private sunny front terrace surrounded by lovely perennial gardens or in the shade of the covered breezeway. The principal rooms are well proportioned with hardwood floors. Very bright living room is open to the formal dining room featuring built in corner cabinets and bay window overlooking the private hedged back garden. Extra spacious and bright kitchen with cozy eat-in corner dinette, coffee nook and practical side entrance (lots of space to create a mudroom area). The main floor also has a cozy den that could be an office or third bedroom. Upstairs there is a generous primary bedroom, second bedroom and family bathroom. Finished basement with playroom, bedroom, powder room, laundry room and utility/furnace room also features a separate entrance from the exterior breezeway. Large detached single garage.

## Sale with legal warranty of quality

## Seller's Declaration

Yes SD-58783

## 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.