



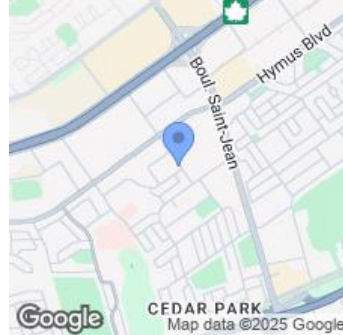
Jay Deakin, Certified Residential and Commercial Real Estate Broker AEO
IMMEUBLES DEAKIN REALTY
 Real Estate Agency
 332, Lakeshore
 Pointe-Claire (QC) H9S 4L7
<http://www.deakinrealty.ca>

514-295-5855 / 514-695-2575

jay@deakinrealty.ca



Centris No. 14631046 (Active)



\$979,000

118 Av. Alston
Pointe-Claire
H9R 3E4

Region Montréal
Neighbourhood Central West
Near
Body of Water

Property Type	Two or more storey	Year Built	1963
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	56.1 X 26.5 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2024)
Lot Size	100 X 75 ft	File Number	
Lot Area	7,500.29 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	2 526 044	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$5,108 (2025)	Common Exp.	
Lot	\$373,000	School	\$632 (2024)	Electricity	
Building	\$427,300	Infrastructure		Oil	
		Water		Gas	
Total	\$800,300 (122.33%)	Total	\$5,740	Total	

Room(s) and Additional Space(s)					
No. of Rooms	8	No. of Bedrooms (above ground + basement)	5+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	18 X 13 ft	Wood	Fireplace-Stove.	
GF	Kitchen	11 X 10.6 ft	Ceramic		
GF	Dining room	11 X 11 ft	Wood		
GF	Family room	16.6 X 10.6 ft	Ceramic		
2	Primary bedroom	12.6 X 12 ft	Wood		
2	Bedroom	12 X 9.6 ft	Wood		
2	Bedroom	10 X 9 ft	Wood		
2	Bedroom	11 X 9 ft	Wood		
2	Bedroom	13.6 X 11 ft	Wood		

Features	
Sewage System	Municipality
Rented Equip. (monthly)	

Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing		Parkg (total)	Driveway (4), Garage (2)
Siding		Driveway	Asphalt, Double width or more
Windows		Garage	Attached, Double width or more
Window Type		Carport	
Energy/Heating	Natural gas	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	Powder room (1st level/Ground floor)	View	
Fireplace-Stove	Gas fireplace, Wood fireplace	Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Electric garage door opener, Alarm system, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Light fixtures, window coverings, stove, dishwasher, fridge, 2 garage remotes

Exclusions

Remarks

Classic 5-bedroom executive cottage in the heart of Pointe Claire. Meticulously maintained, this turn-key family home has had several important cosmetic & mechanical updates in recent years. Bright & spacious main floor featuring generous living and dining areas. Renovated kitchen open to huge "eat-in" dinette or family room area. Private west facing back garden bordered by mature cedars. Practical main floor laundry and mudroom accessed from 2 car garage. 2nd floor features large primary bedroom with updated ensuite, 4 additional bedrooms & renovated family bath. Solid 1960s construction with hardwood floors throughout.

Addendum

Finished basement playroom with large storage and utility rooms. Centrally located close to all amenities.

Recent renovations and improvements:

- High efficiency dual-energy furnace & heat pump (2014)
- New roof (2023)
- Basement playroom (2024)
- Ensuite and family bathroom renovation with heated floors (2020)
- New windows (2017)
- Powder room, new flooring (main floor) and 2nd floor hallway (2005)

Sale with exclusion(s) of legal warranty : Sale without legal warranty of quality at buyer's risk and peril.

Seller's Declaration

Yes SD-50307

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.