



Jay Deakin, Certified Residential and Commercial Real Estate Broker AEO
IMMEUBLES DEAKIN REALTY
 Real Estate Agency
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 Pointe-Claire (QC) H9S 4L7
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Centris No. 11646293 (Active)



\$989,000

11 Av. de l'Église
Pointe-Claire
H9S 5J1

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	24.1 X 41.3 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2025)
Lot Size	50 X 120 ft	File Number	
Lot Area	5 999.8 sqft	Occupancy	90 days PP/PR Accepted
Cadastre	4252958	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$4,283 (2025)	Common Exp.	
Lot	\$334,400	School	\$531 (2024)	Electricity	
Building	\$335,500	Infrastructure		Oil	
		Water		Gas	
Total	\$669,900 (147.63%)	Total	\$4,814	Total	

Room(s) and Additional Space(s)					
No. of Rooms	10	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	13 X 13.8 ft	Wood		
GF	Dining room	9.5 X 14.7 ft	Wood		
GF	Kitchen	13.8 X 10 ft	Wood		
GF	Office	9.10 X 8.8 ft	Wood		
GF	Family room	15.7 X 11.10 ft	Wood		
2	Primary bedroom	15.7 X 11.10 ft	Wood		
2	Bedroom	10.9 X 9.8 ft	Wood		
2	Bedroom	13 X 12.8 ft	Wood		
2	Bedroom	11 X 16 ft	Wood		
2	Den	10 X 9 ft	Carpet		
Additional Space			Size		
Garage			11 X 25 ft		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation		Pool	
Roofing	Asphalt shingles, Elastomeric membrane	Parkg (total)	Driveway (2), Garage (1)
Siding		Driveway	Asphalt
Windows		Garage	Built-in, Single width
Window Type	Casement	Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	Low (less than 6 feet), Unfinished	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	Laundry room (2nd level)	View	Panoramic, View of the water
Fireplace-Stove		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		Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Bosch fridge, Bosch stove, Bosch dishwasher, washer & dryer, central vac & accessories, blinds, curtain rods, EV car charger, storage cabinets in mudroom, shelving in main floor office, 2 TV wall brackets

Exclusions

All curtains, fridge & freezer in garage

Remarks

Charming 4 bedroom cottage steps from Lake St Louis waterfront. Renovated and extended with quality and taste. Take in the waterfront views from the covered front porch while enjoying your morning coffee or afternoon cocktail . This home is in the heart of a lovely community with great neighboring families, parks, schools and quick access to local amenities and downtown.

Addendum

Bright & functional main floor with gourmet kitchen (cabinets by Atelier Jacob) open to living & dining areas and cozy family room with bay window overlooking back garden. Main floor den provides a quiet space for a study or home office . Patio doors out to ultra-private oversized deck and BBQ area. Extra deep attached garage with practical adjoining mudroom. Second floor featuring a spacious primary bedroom with bay window and walk in-closet. An addition over the garage created huge additional bedroom/great room with high ceilings and adjacent office/exercise room. Two additional bedrooms, an updated family bathroom and 2nd floor laundry room complete the upper level. The unfished basement utility area provides for clean and dry storage.

Sale with legal warranty of quality**Seller's Declaration**

Yes SD-63117

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.