IMMEUBLES DEAKIN REALTY Real Estate Agency 332, Lakeshore Pointe-Claire (QC) H9S 4L7 http://www.deakinrealty.ca

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Centris No. 16269348 (Active) \$919,000 Pointe-Claire 57 Av. Ponner **Pointe-Claire** H9R 4W4 Montréal Region Neighbourhood **Central East** RIVO Near Coorle **Body of Water** V Map data @2025 Google **Property Type** Two or more storey 1975 Year Built **Building Type Expected Delivery Date** Detached Intergenerational Seasonal **Building Size** 40.1 X 24.1 ft Reposess./Judicial auth. No Living Area Trade possible **Building Area** Cert. of Loc. Yes (2019) 125.11 X ft irr Lot Size **File Number** 7,065.43 sqft 2025-05-05 Lot Area Occupancy Cadastre 4 251 714 **Deed of Sale Signature** 2025-04-28 Zoning Residential **Municipal Assessment** Taxes (annual) Expenses/Energy (annual) 2025 \$4,226 (2025) Year Municipal Common Exp. \$328.200 Lot \$531 (2024) School Electricity \$332,800 Building Infrastructure Oil Water Gas Total \$661,000 (139.03%) Total \$4,757 Total Room(s) and Additional Space(s) No. of Rooms 7 No. of Bedrooms (above ground + basement) 4+0 No. of Bathrooms and Powder Rooms 2+1 Size **Floor Covering** Level Room **Additional Information** GF 20 X 11 ft Wood Living room GF 11.6 X 9.6 ft Wood Dining room GF Kitchen 11.6 X 8.6 ft Wood 2 Primary bedroom 14.6 X 11 ft Wood 2 Bedroom Wood 11.6 X 9.6 ft 2 Bedroom 11.6 X 10.6 ft Wood 2 Bedroom 10 X 9.6 ft Wood BA1 20 X 16 ft Fireplace-Stove. Family room Parquetry **Additional Space** Size Garage 22.6 X 11.6 ft Features

Sewage System	Municipality	Rented Equip. (monthly) Water heater - 1 (\$17)
Water Supply	Municipality	Renovations

iding indow Type indow Type	oundation	Poured concrete	Pool	
Windows Garage Attached, Heated Windows Carport Carport Leating System Forced air Topography Bistinctive Features Cul-de-sac Lasement Bistinctive Features Cul-de-sac Water (access) Water (access) Water (access) Water (installation) Wood fireplace Proximity Bicycle path, Commuter train, Cross-county skiing, Daycare contre, Elementary school, Goff, High school, Highway, Hospital, Park, Reseau Express Wood fireplace Building's Distinctive Features Métropolitain (REM) Itchen Cabinets Building's Distinctive Features Métropolitain (REM) Itchen Cabinets Electric garage door opener, Central heat pump Mobility impaired accessible roperty/Unit Amenity Electric garage fridge, wine fridge, light fixtures, blinds, curtains and rods Exclusions Exclusions Exclusions, curtains and rods his immaculate, turn-key cutage is nestled on a quiet cul-de-sac in the family friendly Valois area of Pointe-Claire. Recently envolution share garage adds Storage. Recent upgrades include a new roof, windows, patio door, and a heat pump, making this one movel in ready and low maintenance. Kaddendum Heat pump and Shed Topis in maculate, turn-key cutage is nestled on a quiet cul-de-sac in the family friendly Valois area of Pointe-Claire. Recently envolutes and pointe-Marce aconstine dors, while ne single-cor garage adds Storage. Recent upg	loofing		Parkg (total)	Driveway (4), Garage (1)
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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.