

Centris No. 14759571 (Active)



\$1,367,000

**20 Av. Claremont
 Pointe-Claire
 H9S 5C5**

Region Montréal
Neighbourhood South East
Near Lakeshore
Body of Water Lac St-Louis

Property Type	Two or more storey	Year Built	Unknown
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	30.4 X 55.1 ft	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2025)
Lot Size	87.6 X 180.9 ft	File Number	
Lot Area	15,968.25 sqft	Occupancy	90 days PP/PR Accepted
Cadastre	4253469, 4253175-4	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$6,783 (2025)	Common Exp.	
Lot	\$901,400	School	\$858 (2024)	Electricity	\$2,900
Building	\$160,700	Infrastructure		Oil	
		Water		Gas	
Total	\$1,062,100 (128.71%)	Total	\$7,641	Total	\$2,900

Room(s) and Additional Space(s)					
No. of Rooms	8	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	15 X 13.6 ft	Wood	Fireplace-Stove.	
GF	Dining room	12.6 X 11 ft	Wood		
GF	Kitchen	18 X 12.6 ft	Wood		
GF	Office	13.6 X 11 ft	Wood	or bedroom	
GF	Family room	18 X 17 ft	Wood	Fireplace-Stove.	
2	Primary bedroom	12 X 13.6 ft	Wood		
2	Bedroom	12 X 10.6 ft	Wood		
2	Bedroom	12 X 8 ft	Wood	or walk in CC	
BA1	Storage	24 X 24 ft	Concrete		
Additional Space			Size		
Garage			24 X 10 ft		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete, Stone	Pool	
Roofing	metal	Parkg (total)	Driveway (3), Garage (1)
Siding	Stucco	Driveway	Asphalt
Windows	Wood	Garage	Detached, Single width
Window Type		Carpport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	Crawl space, Low (less than 6 feet), Unfinished	Distinctive Features	Cul-de-sac
Bathroom		Water (access)	Access (Lake)
Washer/Dryer (installation)	laundry area (Basement 1)	View	View of the water
Fireplace-Stove	Wood fireplace, Wood stove	Proximity	Commuter train, Elementary school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity		Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Stove, fridge, dishwasher, washer, dryer, basement freezer, basement fridge, light fixtures, BBQ, double kayak, Pax system (3), family room blinds

Exclusions

Wine fridge, microwave, principal bedroom curtains

Remarks

A rare opportunity to own this charming Canadiana home on one of Pointe Claire's most prestigious waterfront cul-de-sac streets. This character home is located on a mature private lot (nearly 17,000sf) and benefits from lake-views from the large south-facing covered porch. This home also benefits from a shared private water access to launch a canoe, kayak, paddle board, etc. This exceptional home has been updated and maintained with quality and taste. A chance to own this unique home in one of Montreal's finest locations, only 20 minutes from downtown.

Addendum

Experience country living inside and out. Gracious open-concept living and dining room with fireplace and adjacent main floor office or bedroom. Renovated kitchen with island, next to bright and cozy family room with Vermont casting stove and lovely lake views. Patio doors to the wrap-around porch and expansive outdoor living area and dining areas -- a seasonal extension to the living space. Upstairs to 2+1 bedrooms and family bath. This second floor has great potential for expansion. Impressive basement, clean and dry, with storage, laundry and pantry and updated mechanics. Ultra-private west-facing backyard oasis, with water-views, detached oversized single garage and large barn/cabana.

Sale with exclusion(s) of legal warranty : The present sale is made without legal guarantee, at the risk of the purchaser.

Seller's Declaration

Yes SD-74011

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.