

Centris No. 10507509 (Active)



\$729,000

210 Boul. St-Jean
Pointe-Claire
H9S 4Z3

Region Montréal
Neighbourhood South West
Near
Body of Water

Property Type	Two or more storey	Year Built	1957
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	56.4 X 31.9 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2023)
Lot Size	150 X 75 ft	File Number	
Lot Area	11,253.66 sqft	Occupancy	120 days PP/PR Accepted
Cadastre	4 254 101	Deed of Sale Signature	120 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$5,390 (2025)	Common Exp.	
Lot	\$627,300	School	\$671 (2024)	Electricity	
Building	\$216,400	Infrastructure		Oil	
		Water		Gas	
Total	\$843,700 (86.41%)	Total	\$6,061	Total	

Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
8		5+0		2+0	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	19 X 12.6 ft	Wood	Fireplace-Stove.	
GF	Dining room	10 X 9.6 ft	Wood		
GF	Kitchen	10.6 X 9.6 ft	Linoleum		
GF	Dinette	9.6 X 8 ft	Linoleum		
GF	Primary bedroom	17 X 12 ft	Wood		
GF	Bedroom	10 X 8 ft	Carpet		
2	Bedroom	16 X 11 ft	Wood		
2	Bedroom	12 X 10.6 ft	Wood		
2	Bedroom	10 X 9 ft	Wood		

Features

Sewage System	Municipality	Rented Equip. (monthly)
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Water Supply	Municipality	Renovations	
Foundation		Pool	
Roofing		Parkg (total)	Driveway (2), Garage (1)
Siding		Driveway	Asphalt
Windows		Garage	Attached, Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Unfinished	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	Basement (Basement 1)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Hospital
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Stove, dishwasher, lights, window coverings

Exclusions

Fridge, washer, dryer

Remarks

Exceptional value opportunity in sought after Pointe Claire south. Solid 1950s construction, this 5-bedroom home is set on an oversized (11,000sf+) private, west facing lot. Spacious and versatile layout featuring large eat-in kitchen and two main floor bedrooms with full bathroom on main floor. 2nd level with 3 large bedrooms, full bathroom & possibility to expand over garage. Large unfinished basement with good ceiling height & great potential. Original but well maintained, this is an opportunity to customize to your tastes. Great access to all the community has to offer -- Walking distance to shopping, public transit, and the waterfront.

Addendum

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

Seller's Declaration

Yes SD-65755

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.