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IMMEUBLES DEAKIN REALTY
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Centris No. 11754342 (Active)



\$1,139,000

128 Av. de Bathurst
Pointe-Claire
H9S 4Z8

Region Montréal
Neighbourhood South East
Near Longmore
Body of Water

Property Type	Split-level	Year Built	1961
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	59.11 X 31.1 ft irr	Reposess./Judicial auth.	No
Living Area	2,340 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2023)
Lot Size	76 X 100 ft	File Number	
Lot Area	7,600.39 sqft	Occupancy	2025-07-07
Cadastre	4253556	Deed of Sale Signature	2025-06-26
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$6,850 (2025)	Common Exp.	
Lot	\$459,000	School	\$867 (2025)	Electricity	
Building	\$613,700	Infrastructure		Oil	
		Water		Gas	
Total	\$1,072,700 (106.18%)	Total	\$7,717	Total	

Room(s) and Additional Space(s)					
No. of Rooms	8	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
2	Living room	21 X 14.6 ft	Wood	Fireplace-Stove.	
2	Dining room	11.6 X 11.6 ft	Wood		
2	Kitchen	16 X 11.6 ft	Ceramic		
GF	Family room	27.6 X 12.6 ft	Wood		
3	Primary bedroom	15 X 11.6 ft	Wood	Fireplace-Stove. + ensuite	
3	Bedroom	17 X 9 ft	Wood		
3	Bedroom	11.6 X 10.6 ft	Wood		
3	Bedroom	10 X 11 ft	Wood		
BA1	Playroom	23 X 12 ft	Carpet		
BA1	Storage	13 X 12 ft	Concrete		

Features	
Sewage System	Municipality
Water Supply	Municipality
Rented Equip. (monthly)	
Renovations	

Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (2)
Siding	Aluminum, Brick	Driveway	Asphalt, Double width or more
Windows		Garage	Built-in, Double width or more
Window Type		Carport	
Energy/Heating	Heating oil	Lot	Bordered by hedges, Fenced
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)	laundry room (1st level/Ground floor)	View	
Fireplace-Stove	Wood fireplace	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	Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

fridge, dishwasher, microwave, light fixtures, blinds.

Exclusions

stove, dining room light fixture, curtains & rods, washer & dryer. Fridge & freezer in basement.

Remarks

Well maintained & updated executive home in Pointe-Claire south. Ideally situated in sought after Priest Farm neighbourhood, just steps away from the scenic waterfront. Enjoy breathtaking views and a tranquil atmosphere right at your doorstep. Proximity to a range of key amenities makes daily life a breeze. Families will appreciate top-rated schools, parks, Stewart Hall community center, local shopping centers and the boutiques, cafes & restaurants in nearby Pointe-Claire village. Public transit is also easily accessible, providing seamless connections to downtown.

Addendum

Bright over-sized split level with cathedral ceilings in living and dining areas. Large eat-in kitchen with patio door to private west facing back garden with mature cedars and lovely original stone wall. 4 bedrooms with updated family bathroom and primary bedroom ensuite and walk-in closet extension. Main floor office and family room with access to backyard, mudroom, main floor laundry and 2 car garage. Finished basement with playroom and plenty of storage.

Whether you're seeking tranquility by the water or ultimate convenience, this property truly has it all. Welcome home!

Sale with legal warranty of quality

Seller's Declaration

Yes SD-71429

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.