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Centris No. 26942995 (Active)



\$779,000

140 Av. Monterrey
Pointe-Claire
H9R 3W4

Region Montréal
Neighbourhood Central East
Near Millhaven
Body of Water

Property Type	Bungalow	Year Built	1953
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size		File Number	
Lot Area	7,877.03 sqft	Occupancy	90 days PP/PR Accepted
Cadastre	4254933	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$4,056 (2025)	Common Exp.	
Lot	\$365,900	School	\$499 (2025)	Electricity	
Building	\$268,400	Infrastructure		Oil	
		Water		Gas	
Total	\$634,300 (122.81%)	Total	\$4,555	Total	

Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
5		2+2		2+0	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	16.6 X 15.6 ft	Wood		
GF	Kitchen	17 X 17 ft	Wood		
GF	Primary bedroom	16.6 X 13.6 ft	Wood		
GF	Bedroom	12 X 11.6 ft	Wood		
BA1	Family room	12 X 26 ft	Vinyl		
BA1	Bedroom	15 X 11 ft	Vinyl		
BA1	Bedroom	10.2 X 9 ft	Vinyl		
BA1	Laundry room	5 X 15 ft	Vinyl		

Features

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

Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (1)
Siding	Brick, Vinyl, CanExel	Driveway	Asphalt, Double width or more
Windows		Garage	Attached, Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	Fenced, Landscaped
Heating System	Hot water	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Separate shower	Water (access)	
Washer/Dryer (installation)	laundry room (1st level/Ground floor)	View	
Fireplace-Stove		Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Wall-mounted heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Kitchen appliances, light fixtures, window coverings.

Exclusions

Washer & dryer, chandelier in living room.

Remarks

Welcome home. This lovingly maintained and tastefully renovated bungalow, ideally located in the heart of Pointe-Claire. This home offers exceptional curb appeal thanks to extensive professional landscaping and a welcoming façade that immediately stands out. Inside, you'll find a bright, open living space that seamlessly blends classic charm with modern updates.

Addendum

The property has been lovingly renovated and maintained, with thoughtful upgrades throughout that enhance both comfort and functionality. Just steps away from Terra Cotta greenspace, this home offers easy access to nature, walking paths, and outdoor activities--ideal for families, retirees, or anyone seeking tranquility in the suburbs but close to the city.

With nothing left to do but move in, this home is a rare find in a highly sought-after neighborhood. Experience the perfect blend of style, location, and quality.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-71294

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.