

**Centris No.** 25376672 (Active)



**\$849,000**

**56 Av. Brunet**  
**Pointe-Claire**  
**H9S 4T6**

**Region** Montréal  
**Neighbourhood** South West  
**Near** Sainte-Claire  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1948
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	39 X 24.6 ft	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	No
<b>Lot Size</b>		<b>File Number</b>	
<b>Lot Area</b>	6,900 sqft	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre</b>	4254289	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2025	<b>Municipal</b>	\$4,871 (2025)	<b>Common Exp.</b>	
<b>Lot</b>	\$416,700	<b>School</b>	\$621 (2025)	<b>Electricity</b>	
<b>Building</b>	\$345,500	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$762,200 (111.39%)	<b>Total</b>	\$5,492	<b>Total</b>	

## Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
6		3+0		2+0	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	18 X 14.6 ft	Wood	Fireplace-Stove.	
GF	Dining room	13.6 X 9.6 ft	Wood		
GF	Kitchen	11 X 11 ft	Laminate floor		
2	Primary bedroom	18.6 X 13 ft irr	Wood		
2	Bedroom	13 X 8 ft	Carpet		
2	Bedroom	13.6 X 9 ft	Carpet		

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>		<b>Pool</b>	
<b>Roofing</b>		<b>Parkg (total)</b>	Driveway (2)

<div>Siding</div> <div>Windows</div> <div>Window Type</div> <div>Energy/Heating</div> <div>Heating System</div> <div>Basement</div> <div>Bathroom</div> <div>Washer/Dryer (installation)</div> <div>Fireplace-Stove</div> <div>Kitchen Cabinets</div> <div>Property/Unit Amenity</div> <div>Restrictions/Permissions</div> <div>Pets</div>	<div>Dual energy, Electricity, Heating oil</div> <div>Forced air</div> <div>6 feet and more, Finished basement</div> <div>Laundry room (1st level/Ground floor)</div> <div>Wood stove</div>	<div>Driveway</div> <div>Garage</div> <div>Carport</div> <div>Lot</div> <div>Topography</div> <div>Distinctive Features</div> <div>Water (access)</div> <div>View</div> <div>Proximity</div> <div>Building's Distinctive Features</div> <div>Energy efficiency</div> <div>Mobility impaired accessible</div> <div>Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation</div>
<div>Inclusions</div> <div>Fridge, stove, dishwasher, washer, dryer</div>		
<div>Exclusions</div>		
<div>Remarks</div> <div>Perfectly situated in the desirable neighbourhood of prime Cedar Park, this home offers a convenient location just steps away from the picturesque Kinsman Park. The property boasts easy access to schools, transportation, bike paths, the waterfront, and the charming Pointe-Claire village. Upon entering, you are welcomed into a spacious entrance and mudroom,. The bright open-concept living and dining area is flooded with natural light, enhanced further by patio doors that lead to an oversized deck, perfect for outdoor entertaining. A main floor laundry room and full bathroom adds convenience.</div>		
<div>Addendum</div> <div>An open staircase leads to the upper level, where you will find three bedrooms, including a primary bedroom with a convenient office nook. A family bathroom completes this level, providing comfort and convenience for the whole family.</div> <div>The finished basement offers additional living space , with a playroom for children, a cold room for storage, a workshop area for DIY projects, and ample storage space for all your belongings.</div> <div>Outside, the home boasts a beautiful mature private yard facing west, providing a tranquil retreat to relax and enjoy the surrounding nature.</div> <div>With its prime location and charming features, this home is sure to capture the hearts of those seeking a peaceful and convenient lifestyle in Pointe-Claire.</div>		
<div>Sale with exclusion(s) of legal warranty : This sale is made without any legal warranty of quality, at the buyer's own risk.</div>		
<div>Seller's Declaration</div> <div>Yes SD-77176</div>		
<div>Source</div> <div>IMMEUBLES DEAKIN REALTY, Real Estate Agency</div>		
<div>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.</div>		