



Alexa Landreville, Residential and Commercial Real Estate Broker
IMMEUBLES DEAKIN REALTY
Real Estate Agency
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Pointe-Claire (QC) H9S 4L7
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Centris No. 15613010 **(Active)**



\$799,000

111 Av. King
Pointe-Claire
H9R 4H3

Region Montréal
Neighbourhood Central East
Near Summerhill
Body of Water

Property Type	Two or more storey
Building Type	Detached
Intergenerational	
Building Size	39.1 X 50.10 ft irr
Living Area	2,195 sqft
Building Area	
Lot Size	80 X 126.8 ft irr
Lot Area	10,111.61 sqft
Cadastre	4250829
Zoning	Residential

Year Built	1924
Expected Delivery Date	
Seasonal	
Reposess./Judicial auth.	No
Trade possible	
Cert. of Loc.	Yes (2025)
File Number	
Occupancy	30 days PP/PR Accepted
Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment

Year	2024
Lot	\$486,100
Building	\$362,900

Taxes (annual)

Municipal	\$5,066 (2025)
School	\$647 (2025)
Infrastructure	
Water	

Expenses/Energy (annual)

Common Exp.	
Electricity	\$3,663
Oil	
Gas	

Total	\$849,000 (94.11%)	Total	\$5,713	Total	\$3,663
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Room(s) and Additional Space(s)

No. of Rooms	10	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	2+0
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Level	Room	Size	Floor Covering	Additional Information
GF	Living room	18 X 10.4 ft	Laminate floor	
GF	Dining room	13.6 X 13 ft	Laminate floor	
GF	Kitchen	10 X 11 ft	Laminate floor	
GF	Dinette	13.4 X 9.11 ft	Laminate floor	
GF	Family room	21.9 X 12.10 ft	Laminate floor	Fireplace-Stove.
GF	Office	17.11 X 10.7 ft	Laminate floor	or bedroom
2	Primary bedroom	15 X 9.10 ft	Wood	
2	Bedroom	12.8 X 10.8 ft	Wood	
2	Bedroom	11.8 X 9.8 ft	Wood	
2	Solarium/Sunroom	13.1 X 10.2 ft	Laminate floor	
BA1	Playroom	10.6 X 20 ft	Laminate floor	

Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Concrete blocks, Poured concrete, Stone	Pool	
Roofing	Asphalt shingles, Elastomeric membrane	Parkg (total)	Driveway (2), Garage (1)
Siding		Driveway	Asphalt
Windows		Garage	Built-in, Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units, Forced air	Topography	
Basement	6 feet and more, Partially finished	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	laundry closet (Basement 1)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, 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
Kitchen appliances (fridge, stove & dishwasher), washer & dryer, banquette & chairs in dinette, light fixtures, curtains, rods & blinds as presently installed.

Exclusions

Remarks
Charming and renovated home in the sought after family-oriented Valois neighbourhood of Pointe-Claire. Situated on over 10,000sf of land this home is spacious, bright, unique and inviting. Equipped with 4 bedrooms, two living areas, two dining areas and a space to work from home, this home is ideal for a family. Conveniently located close to daycares, elementary & secondary schools, the train station, Valois village, access to highway 20, parks, tennis court, public pool, library and tennis court.

Sale with exclusion(s) of legal warranty : This sale is made without any legal warranty of quality, at the buyer's own risk.

Seller's Declaration	Yes SD-74016
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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.
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