

Centris No. 13167262 (Active)

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\$1,695,000

26 Av. du Golf
Pointe-Claire
H9S 4N5
Region Montréal
Neighbourhood South West
Near Lanthier

Body of Water

Property Type	Two or more storey	Year Built	1912
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	28.8 X 47.5 ft	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size	100 X 200 ft	File Number	
Lot Area	20,000 sqft	Occupancy	90 days PP/PR Accepted
Cadastre	2528157	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$9,500 (2025)	Common Exp.	
Lot	\$1,188,000	School	\$1,192 (2025)	Electricity	
Building	\$324,300	Infrastructure		Oil	
		Water		Gas	
Total	\$1,512,300 (112.08%)	Total	\$10,692	Total	

Room(s) and Additional Space(s)				
No. of Rooms	7	No. of Bedrooms (above ground + basement)	3+1	No. of Bathrooms and Powder Rooms 2+1
Level	Room	Size	Floor Covering	Additional Information
GF	Living room	20 X 18.6 ft	Carpet	Fireplace-Stove. propane fpl
GF	Dining room	11.6 X 9.6 ft	Wood	
GF	Kitchen	17.6 X 11.6 ft	Ceramic	
GF	Family room	27 X 14 ft	Wood	see plans
GF	entrance	9 X 9 ft	Ceramic	
2	Primary bedroom	14 X 13.6 ft	Wood	ensuite
2	Bedroom	14 X 12.6 ft	Wood	
2	Bedroom	15 X 10.6 ft	Wood	
BA1	Bedroom	23 X 13 ft	Carpet	playroom

Features

Sewage System	Municipality	Rented Equip. (monthly)	Propane tank (\$100)
Water Supply	Municipality	Renovations	
Foundation		Pool	
Roofing		Parkg (total)	Driveway (6), Garage (2)
Siding		Driveway	
Windows		Garage	Detached, Double width or more
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units, Forced air	Topography	
Basement	6 feet and more, Crawl space, Partially finished	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	& basement (1st level/Ground floor)	View	golf course
Fireplace-Stove	Gas fireplace	Proximity	Cross-country skiing, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity		Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Fridge, stove, dishwasher, washers (2) and dryers (2), curtains, blinds, generator

Exclusions

Propane tank is rented

Remarks

Enjoy country living in this bright and charming cottage, ideally located on prestigious Golf Avenue and featuring a new detached two-car garage.

Addendum

A large separate entry and mudroom lead into a super-spacious living room with a fireplace and sun-filled windows facing south and east, offering lovely views over the 18th hole.

The well-appointed kitchen includes an eating bar, ample storage and quality appliances, and opens to a bright dinette overlooking the beautifully landscaped 20,000 sq. ft. mature lot.

The home was thoughtfully extended in the late 1970s to include a cozy family room and dining area with doors leading to the new Epee deck. A main-floor laundry room and powder room add everyday convenience.

Upstairs, the primary bedroom features a walk-in closet and a large ensuite bath. There are two additional bedrooms and a renovated family bathroom.

All mechanical systems have been recently updated, and a Generac generator is included. The basement features a separate entrance leading to a large playroom or bedroom an additional second laundry area, and plenty of storage.

Beautiful landscaping completes the property, with new walkways and driveway that enhance both curb appeal and functionality.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-86015

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.