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Centris No. 21696523 (Active)

[See all pictures](#)



\$779,000

56 Av. Hillside
Pointe-Claire
H9S 5E3
Region Montréal
Neighbourhood South East
Near Lakeview

Body of Water

| | | | |
|--------------------------|-----------------------|----------------------------------|------------|
| Property Type | One-and-a-half-storey | Year Built | 1953 |
| Building Type | Detached | Expected Delivery Date | |
| Intergenerational | | Seasonal | |
| Building Size | 30.5 X 25 ft | Repossess./Judicial auth. | No |
| Living Area | | Trade possible | |
| Building Area | | Cert. of Loc. | Yes (2021) |
| Lot Size | 50 X 114.10 ft irr | File Number | |
| Lot Area | 5 803.9 sqft | Occupancy | 2026-06-27 |
| Cadastre | 4252705 | Deed of Sale Signature | 2026-06-15 |
| Zoning | Residential | | |

| Municipal Assessment | | Taxes (annual) | Expenses/Energy (annual) |
|-----------------------------|---------------------|-----------------------|---------------------------------|
| Year | 2026 | Municipal | \$3,578 (2026) |
| Lot | \$404,400 | School | \$421 (2026) |
| Building | \$178,800 | Infrastructure | |
| | | Water | |
| Total | \$583,200 (133.57%) | Total | \$3,999 |
| | | | Total |
| | | | \$2,631 |

Room(s) and Additional Space(s)

| No. of Rooms | 6 | No. of Bedrooms (above ground + basement) | 2+1 | No. of Bathrooms and Powder Rooms | 1+1 |
|--------------|-----------------|---|----------------|-----------------------------------|-----|
| Level | Room | Size | Floor Covering | Additional Information | |
| GF | Living room | 11.6 X 13 ft | Wood | Fireplace-Stove. | |
| GF | Dining room | 11.6 X 10 ft | Wood | | |
| GF | Kitchen | 13 X 11.6 ft | Tiles | | |
| GF | Family room | 10.6 X 11.6 ft | Wood | | |
| 2 | Primary bedroom | 11.6 X 13 ft | Wood | | |
| 2 | Bedroom | 11 X 13 ft | Wood | | |
| BA1 | Playroom | 11.6 X 23 ft | Laminate floor | Fireplace-Stove. | |
| BA1 | Bedroom | 11 X 15 ft | Laminate floor | | |
| BA1 | Laundry room | 11 X 8 ft | Concrete | | |

Features

| Sewage System | Municipality | Rented Equip. (monthly) |
|---------------|--------------|-------------------------|
|---------------|--------------|-------------------------|

| | | | |
|------------------------------------|------------------------------------|--|--|
| Water Supply | Municipality | Renovations | |
| Foundation | Poured concrete | Pool | |
| Roofing | Asphalt shingles | Parkg (total) | Driveway (4) |
| Siding | Aluminum, Brick | Driveway | Double width or more, Paving stone |
| Windows | | Garage | |
| Window Type | Casement | Carport | |
| Energy/Heating | Electricity | Lot | |
| Heating System | Electric baseboard units | Topography | |
| Basement | 6 feet and more, Finished basement | Distinctive Features | |
| Bathroom | | Water (access) | |
| Washer/Dryer (installation) | laundry room (Basement 1) | View | |
| Fireplace-Stove | Wood stove | Proximity | Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Highway, 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

dishwasher, washer & dryer, light fixtures, window coverings

Exclusions

fridge & stove

Remarks

Tastefully renovated Cape Cod home sitting on a hill with a beautiful west facing backyard. Located in the desirable neighbourhood of Pointe-Claire south. Ideally located close to parks, Lake St-Louis and schools. Easy access to highway 20, Pointe-Claire train station, bus routes and all amenities.

Addendum

Enter to bright living room with large bay window and stone fireplace, open to dining room.

Gorgeous recently renovated kitchen overlooking the garden. The kitchen opens to the dining area with patio doors to updated back deck, ideal for entertaining.

Bonus main floor office/family room/bedroom.

Practical separate side entrance with renovated powder room.

Bright stairway with skylight to the second floor with two generous sized bedrooms and a renovated full bathroom.

Finished basement with cozy family room, laundry room and bedroom with three windows.

The backyard features a deck with a new retractable awning, spacious yard and gardens. Double width unistone driveway with space for 4 cars.

List of improvements:

Kitchen & powder room renovations (2024)

Full bathroom renovation (2022)

Addition of two wall mount heat pumps (2021)

Uni-stone driveway & walkway (2022)

Back deck improved - painted, new privacy wall & awning (2022)

New flooring in basement (2021)

Entire home painted (2021)

Sale with exclusion(s) of legal warranty : The stove(s), fireplace(s) and chimney(s) are sold without any warranty with respect to their compliances with applicable regulations and insurance company requirements.

Seller's Declaration

Yes SD-88967

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.