

**Centris No.** 13192944 (Active)

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**\$1,595,000**

**7 Av. Bowling Green**

**Pointe-Claire**

**H9S 4W2**

**Region** Montréal

**Neighbourhood** South West

**Near** Lakeshore

**Body of Water** Lac St-Louis

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1942
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	No
<b>Building Size</b>		<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>	65 X 222.7 ft irr	<b>File Number</b>	
<b>Lot Area</b>	13,075.99 sqft	<b>Occupancy</b>	60 days PP/PR Accepted
<b>Cadastre</b>	4252467	<b>Deed of Sale Signature</b>	60 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2026	<b>Municipal</b>	\$5,052 (2026)	<b>Common Exp.</b>	
<b>Lot</b>	\$631,700	<b>School</b>	\$650 (2025)	<b>Electricity</b>	
<b>Building</b>	\$192,800	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$824,500 (193.45%)	<b>Total</b>	\$5,702	<b>Total</b>	

Room(s) and Additional Space(s)								
No. of Rooms	6		No. of Bedrooms (above ground + basement)	2+0		No. of Bathrooms and Powder Rooms	2+1	
Level	Room	Size	Floor Covering	Additional Information				
GF	Living room	22 X 12.6 ft	Wood	Fireplace-Stove.				
GF	Kitchen	15 X 9 ft	Wood					
GF	Dining room	13 X 11.6 ft	Wood					
GF	Family room	19 X 15 ft	Wood					
GF	Powder room	6 X 4 ft	Wood					
2	Primary bedroom	21 X 11.6 ft	Wood					
2	Bedroom	15.6 X 12.6 ft	Wood					
2	Bathroom	9 X 5 ft	Ceramic					
BA1	Playroom	22 X 8 ft	Laminate floor					
BA1	Bathroom	8 X 7 ft	Ceramic					

## 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>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (4), Garage (1)
<b>Siding</b>		<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	Detached, Single width
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity, Heating oil	<b>Lot</b>	
<b>Heating System</b>	Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Bathroom (Basement 1)	<b>View</b>	Panoramic, View of the water
<b>Fireplace-Stove</b>	Gas fireplace	<b>Proximity</b>	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>	Wood	<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>		<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

## Inclusions

Cook top, built-in oven, dishwasher, fridge, microwave, washer, dryer, fridge and freezer in basement, alarm system, window coverings, light fixtures, cabinet in front entrance

## Exclusions

Water heater and propane tank are rented

## Remarks

Captivating character home in one of Montreal's most desirable locations. Bowling Green Avenue is among the earliest examples of a planned garden city, with homes centered around a shared greenspace - blending urban living with a rural feel. Surrounded by some of the West Island's most valuable real estate, this enchanting property is a must see. Enjoy an exceptional lifestyle, just steps from Lake St. Louis and a short walk to Pointe-Claire Village's shops, cafés, and restaurants.

## Addendum

Set on a deep and beautifully landscaped lot with mature gardens, this home has been thoughtfully updated while preserving its vintage charm. Classic cross-hall layout with a cozy living room and propane fireplace. Bright dining room with custom built-in cabinetry. Updated country kitchen opens to an enclosed sunroom, extending seasonal living space, with French doors to the back garden and patio.

The second floor offers two spacious bedrooms and an elegant, renovated family bathroom. A private balcony overlooking the backyard provides a peaceful retreat.

Recently finished basement with full bathroom, playroom, laundry room, and ample storage. Detached garage also features a bonus screened-in porch at the rear.

**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-92935

## 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.