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Centris No. 9154458 (Active)

[See all pictures](#)



\$1,289,000

239 Av. Lakeview

Pointe-Claire

H9S 4C8

Region Montréal

Neighbourhood South West

Near Waverley

Body of Water

Property Type	Split-level	Year Built	1957
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	50.10 X 51.5 ft irr	Reposess./Judicial auth.	No
Living Area	2,700 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2026)
Lot Size	75 X 154 ft	File Number	
Lot Area	11,549.67 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	4254215	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$7,274 (2026)	Common Exp.	
Lot	\$697,500	School	\$932 (2026)	Electricity	
Building	\$490,500	Infrastructure		Oil	
		Water		Gas	
Total	\$1,188,000 (108.50%)	Total	\$8,206	Total	

Room(s) and Additional Space(s)								
No. of Rooms	9		No. of Bedrooms (above ground + basement)	5+0		No. of Bathrooms and Powder Rooms	2+1	
Level	Room	Size	Floor Covering	Additional Information				
2	Living room	20 X 15 ft	Wood	Fireplace-Stove.				
2	Dining room	11 X 26 ft	Wood					
2	Kitchen	16 X 23 ft	Tiles					
3	Primary bedroom	17 X 13 ft	Wood					
3	Bedroom	13 X 11 ft	Wood					
3	Bedroom	11 X 13 ft	Wood					
4	Bedroom	13 X 21 ft irr	Wood					
4	Bedroom	11 X 10 ft	Wood					
GF	Family room	16 X 13 ft	Wood					
BA1	Storage	10 X 22 ft	Tiles					
BA1	Laundry room	8 X 9 ft	Tiles					

BA1	Workshop	16 X 14 ft	Concrete
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Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$15)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Sheet metal, steel	Parkg (total)	Driveway (4), Garage (2)
Siding		Driveway	Double width or more, Paving stone
Windows		Garage	Built-in, Double width or more
Window Type		Carpport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Unfinished	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	laundry room (Basement 1)	View	
Fireplace-Stove	Gas fireplace	Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation
Kitchen Cabinets	Wood	Building's Distinctive Features	
Property/Unit Amenity	Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Cooktop, microwave, oven, fridge, dishwasher, washer & dryer, wine racks, all light fixtures as installed.

Exclusions

Remarks

Spacious and solid 5 bedroom family home in the heart of Cedar Park. Ideally situated across the street from Clearpoint Park - a large green space with kiddie park, tennis in summer and outdoor rinks in winter. Conveniently located a short walk to public pool, great schools, train station and the Pointe-Claire village. An opportunity for a wise buyer to put the finishing cosmetic touches on a long term home in one of the best communities on the island of Montreal.

Addendum

The generous floor plan features a main floor extension for the oversized eat-in kitchen with island. Bright living and dining rooms with freshly sanded hardwood floors throughout. Second level features 3 bedrooms, including a master with ensuite bathroom and walk-in closet. A bonus third level had an additional 2 bedrooms or offices and a large accessible attic space which could be further developed. At the ground level there is a 2 car garage and cozy family room with patio doors out to steel and glass covered patio with outdoor kitchen. Partially finished basement with additional shower, laundry and abundant storage.

Sale with exclusion(s) of legal warranty : Sale without legal warranty of quality, at the buyer's risk and peril.

Seller's Declaration

Yes SD-94777

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.