

Centris No. 10102516 (Active)

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\$799,000

20 Av. de Breslay
Pointe-Claire
H9S 4N1
Region Montréal
Neighbourhood South West
Near

Body of Water

Property Type	Two or more storey	Year Built	1929
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	29 X 26.5 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2025)
Lot Size	77 X 58.7 ft	File Number	
Lot Area	4,512.23 sqft	Occupancy	2026-08-08
Cadastre	4 865 735	Deed of Sale Signature	2026-08-05
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$4,135 (2026)	Common Exp.	
Lot	\$377,300	School	\$520 (2025)	Electricity	
Building	\$297,200	Infrastructure		Oil	
		Water		Gas	
Total	\$674,500 (118.46%)	Total	\$4,655	Total	

Room(s) and Additional Space(s)					
No. of Rooms	6	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	25 X 12 ft	Wood	Fireplace-Stove.	
GF	Dining room	13 X 9 ft	Wood		
GF	Kitchen	12 X 9 ft	Wood		
2	Primary bedroom	15.6 X 11 ft	Wood		
2	Bedroom	13.6 X 10.6 ft	Wood		
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Features			
Sewage System	Municipality	Rented Equip. (monthly)	Alarm system
Water Supply	Municipality	Renovations	
Foundation	Concrete blocks, Stone	Pool	
Roofing		Parkg (total)	Driveway (2), Garage (1)
Siding	Stucco	Driveway	Asphalt

Windows	Wood	Garage	Attached
Window Type		Carport	
Energy/Heating		Lot	
Heating System	Forced air	Topography	
Basement	Crawl space	Distinctive Features	
Bathroom	Separate shower	Water (access)	
Washer/Dryer (installation)	Bathroom (1st level/Ground floor)	View	
Fireplace-Stove	Gas fireplace	Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Fire detector (connected), Alarm system, Wall-mounted heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Light fixtures, blinds, fridge, stove, dishwasher, washer, dryer

Exclusions

Remarks

Nestled on one of Pointe-Claire's most sought-after streets, this charming stucco house offers an exceptional lifestyle just steps from Pointe-Claire Village. Thoughtfully maintained, the home features high-quality Marvin wood windows, a welcoming front porch, a bright sunroom and a cozy gas fireplace. The second floor was completely rebuilt in 2015 complemented by a tastefully renovated bathroom. Recent upgrades, including stucco, garage slab, driveway, heat pumps & roof, ensure peace of mind for years to come. With a garage and timeless curb appeal, this home blends comfort, quality, and an unbeatable location.

Addendum

Renovations include:

Stucco 2024 with 10 year warranty

Driveway and garage slab 2023

Windows painted 2022

Garage roof 2019

Wall-mounted heat pumps and fireplace 2017

Electrical panel 2015

Second storey completely rebuilt (structure, floor, walls, plumbing, electricity, insulation and bathroom) 2015-2016

Roof (shingles and structure) 2015

Fence 2014

Walkway 2013

Portico 2013

Wood windows Marvin ~2010 by previous owner

Sale with legal warranty of quality

Seller's Declaration

Yes SD-59401

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.