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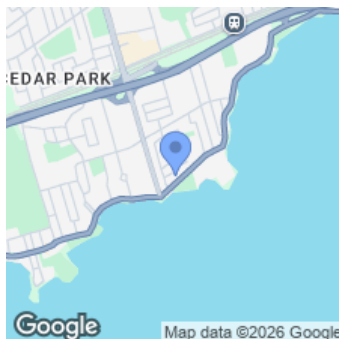
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Centris No. 10072323 **(Active)**

[See all pictures](#)



\$1,679,000

107 Av. Astoria

Pointe-Claire

H9S 5A9

Region Montréal

Neighbourhood South East

Near Bathurst

Body of Water

Property Type	Two or more storey
Building Type	Detached
Intergenerational	
Building Size	48.1 X 33 ft irr
Living Area	
Building Area	
Lot Size	75 X 103.5 ft
Lot Area	8,217.17 sqft
Cadastre	4253836
Zoning	Residential

Year Built	1962
Expected Delivery Date	
Seasonal	
Reposess./Judicial auth.	No
Trade possible	
Cert. of Loc.	Yes (2004)
File Number	
Occupancy	2026-10-01
Deed of Sale Signature	2026-10-01

Municipal Assessment

Year	2026
Lot	\$534,400
Building	\$718,800

Taxes (annual)

Municipal	\$7,673 (2026)
School	\$947 (2026)
Infrastructure	
Water	

Expenses/Energy (annual)

Common Exp.	
Electricity	
Oil	
Gas	

Total \$1,253,200 (133.98%)

Total

\$8,620

Total

Room(s) and Additional Space(s)

No. of Rooms	8	No. of Bedrooms (above ground + basement)	4+1	No. of Bathrooms and Powder Rooms	2+2
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Level	Room	Size	Floor Covering	Additional Information
GF	Living room	19 X 14 ft	Wood	Fireplace-Stove.
GF	Dining room	13 X 11 ft	Wood	
GF	Kitchen	15 X 11 ft	Wood	
GF	Family room	11 X 16 ft	Wood	
2	Primary bedroom	18.6 X 20.6 ft	Wood	+ ensuite & walk-in
2	Bedroom	12.6 X 13.6 ft	Wood	
2	Bedroom	13.6 X 13.6 ft	Wood	
2	Bedroom	12 X 11.6 ft	Wood	
BA1	Playroom	25 X 13 ft	Laminate floor	
BA1	Bedroom	10.6 X 10.6 ft	Carpet	
BA1	Laundry room	9.6 X 21 ft	Tiles	
BA1	Storage	8 X 14 ft	Concrete	

Additional Space

Size

Porch		11 X 14 ft	
Features			
Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$15)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Heated, Inground, salt
Roofing	Asphalt shingles, Elastomeric membrane	Parkg (total)	Driveway (4), Garage (2)
Siding	Brick, Maibec	Driveway	Asphalt, Double width or more, Paving stone
Windows		Garage	Built-in, Double width or more
Window Type		Carport	
Energy/Heating	Electricity, Heating oil	Lot	Fenced, Landscaped
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)	laundry room (Basement 1)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			
Inclusions			
All the window coverings (except the curtains in the dining room), built in oven, cooktop (one burner doesn't work), all light fixtures.			
Exclusions			
Fridge, dishwasher, washer & dryer, microwave, curtains in dining room.			
Remarks			
Stunning character home in the sought-after Priest Farm neighbourhood of Pointe-Claire South, just steps from Lake Saint-Louis and Pointe-Claire Village. Meticulously maintained and thoughtfully updated inside and out, this turnkey property offers exceptional family living in one of Montreal's most desirable communities.			
Addendum			
Perched on a hill with outstanding curb appeal, the fully landscaped front yard and driveway welcome you home. Enjoy peaceful street views from the front veranda while the kids play nearby. Inside, the spacious main floor features an updated kitchen adjoining a warm and inviting family room. Patio doors open to a private backyard oasis complete with a heated saltwater pool and charming three-season screened porch.			
The second floor offers a renovated family bathroom and four generously sized bedrooms , including a private primary suite with cathedral ceiling, large updated ensuite, and walk-in closet. A two-car garage with epoxy floors and a finished basement complete this exceptional home.			
The perfect blend of mature neighbourhood charm and modern family comfort. Simply move in and enjoy!			
Sale with legal warranty of quality			
Seller's Declaration		Yes SD-88238	

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.