



Catherine Broady, Residential and Commercial Real Estate Broker
 Catherine Broady Inc.
ROYAL LEPAGE VILLAGE, Real Estate Agency
 263-C, boul. St-Jean
 Pointe-Claire (QC) H9R 3J1
<http://www.teambroady.ca>

514-891-3033 / 514-694-2121
 Fax : 514-695-1869
 cbroady@royallepage.ca



Centris No. 10145317 (Active)



\$1,148,000 + GST/QST (\$1,319,913)¹

**95 Av. Hastings
 Pointe-Claire
 H9R 0G4**

Region Montréal
Neighbourhood Central East
Near Walton

Body of Water

| | | | |
|--------------------------|--------------------|---------------------------------|------------------|
| Property Type | Two or more storey | Year Built | To be built, New |
| Building Type | Detached | Expected Delivery Date | 2021-10-01 |
| Intergenerational | | Seasonal | |
| Building Size | 32.9 X 42 ft | Reposess./Judicial auth. | No |
| Living Area | 2,133 sqft | Trade possible | |
| Building Area | | Cert. of Loc. | Yes (2019) |
| Lot Size | 48.6 X 100 ft | File Number | |
| Lot Area | 4,849.14 sqft | Occupancy | 2021-11-01 |
| Cadastre | 6 346 477 | Deed of Sale Signature | 2021-11-01 |
| Zoning | Residential | | |

| Municipal Assessment | | Taxes (annual) | | Expenses/Energy (annual) | |
|-----------------------------|------------|-----------------------|------------|---------------------------------|--|
| Year | | Municipal | Not issued | Common Exp. | |
| Lot | | School | Not issued | Electricity | |
| Building | | Infrastructure | | Oil | |
| | | Water | | Gas | |
| Total | Not issued | Total | Not issued | Total | |

| Room(s) and Additional Space(s) | | | | | |
|--|----------------|-----------------|----------------|-----------------------------------|-----|
| No. of Rooms | | No. of Bedrooms | 4+2 | No. of Bathrooms and Powder Rooms | 3+1 |
| Level | Room | Size | Floor Covering | Additional Information | |
| GF | Dining room | 10.9 X 24.6 ft | Wood | includes living room | |
| GF | Kitchen | 8.6 X 16.10 ft | Wood | | |
| GF | Family room | 22.1 X 16.10 ft | Wood | | |
| 2 | Bedroom | 11.6 X 13.10 ft | Wood | Vivoir | |
| 3 | Master bedroom | 12.8 X 13.10 ft | Wood | ensuite bathroom | |
| 3 | Bedroom | 8.3 X 13.5 ft | Wood | | |
| 3 | Bedroom | 9.9 X 13.9 ft | Wood | | |
| BA1 | Playroom | 12.9 X 28.2 ft | Laminate floor | | |
| BA1 | Office | 10.4 X 11.1 ft | Laminate floor | or bedroom | |
| BA1 | exercise room | 11.10 X 12.3 ft | Laminate floor | or bedroom | |

| Features | | |
|----------------------|--------------|--------------------------------|
| Sewage System | Municipality | Rented Equip. (monthly) |
| Water Supply | Municipality | Renovations |

| | | | |
|------------------------------------|---|--|---|
| Foundation | Poured concrete | Pool | |
| Roofing | Asphalt shingles | Parkg (total) | Driveway (2), Garage (1) |
| Siding | | Driveway | Asphalt |
| Windows | | Garage | Attached, Single width |
| Window Type | | Carport | |
| Energy/Heating | Electricity | Lot | |
| Heating System | Forced air | Topography | |
| Basement | 6 feet and more, Finished basement | Distinctive Features | |
| Bathroom | Ensuite bathroom | Water (access) | |
| Washer/Dryer (installation) | basement (Basement 1) | View | |
| Fireplace-Stove | | Proximity | Bicycle path, Daycare centre, Elementary school, High school, Highway |
| Kitchen Cabinets | | Building's Distinctive Features | |
| Equipment/Services | Central air conditioning, Air exchange system | Energy efficiency | |
| Restrictions/Permissions | | | |

Inclusions

Inclusions are based on the builders feature sheet

Exclusions

Exclusions are based on the builders feature sheet

Broker - Remarks

LOT #11 Brand new development in the heart of Pointe-Claire. These stunning new homes feature high end finishes, 4+2 bedrooms, 3+1 bathrooms, expansive, open-concept kitchen, family room and dining room. Fully finished basement with spacious playroom, two extra bedrooms and a full bathroom. The perfect blend of modern style, space & functionality.

Addendum

Discover the new home construction project in the West Island's family-friendly Pointe-Claire borough, WALTON. These 12 homes will be comfortably nestled in the thriving neighborhood on Walton Avenue, nestled between Hastings & Spartan Crescent.

The intimate community designed for families to settle and grow, encompassed by green spaces and large playgrounds, is conveniently located near the TransCanada highway, Fairview shopping center, numerous schools and parks, and many local shops and restaurants. The proximity to important services and the suburb's calm beauty clearly distinguish this project from all others in the area.

The properties' aesthetic is perfectly integrated into the surrounding neighborhood while still allowing for your own personal touch that will complement the beauty of the district.

Each WALTON home is designed to bring the striking exterior in. Large windows draw in natural sunlight and highlight the quality of our high-end finishes, while the expansive family room, multiple bedrooms and finished basement pair modern style with functionality.

Be the first to take advantage of this unique home construction project, as the community welcomes the development of these exceptional single-family homes.

*Financing with RBC. Mortgage Specialist assigned to this transaction.

*notary assigned to this transaction.

Sale with legal warranty

Seller's Declaration

No

Source

ROYAL LEPAGE VILLAGE, 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.



Frontage



Living room



Dining room



Kitchen



Family room



Family room



Bedroom



Other



Other

¹ The total price includes GST, QST and refunds if the buyer qualifies. Tax refunds for new properties or those that have undergone substantial renovations are available only to individuals, under certain conditions.