

ROYAL LEPAGE VILLAGE
Real Estate Agency
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Pointe-Claire (QC) H9R 3J1
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Centris No. 10688577 (Active)



\$995,000

**6 Av. Perrier
Pointe-Claire
H9R 3N9**

Region Montréal
Neighbourhood Central East
Near St-Louis
Body of Water

Property Type	Split-level	Year Built	1973
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	42 X 32 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area	1,216 sqft	Cert. of Loc.	Yes (2024)
Lot Size	62 X 179 ft	File Number	
Lot Area	11,072 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	2528177	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$6,273 (2025)	Common Exp.	
Lot	\$488,600	School	\$776 (2025)	Electricity	\$2,893
Building	\$493,500	Infrastructure		Oil	
		Water		Gas	
Total	\$982,100 (101.31%)	Total	\$7,049	Total	\$2,893

Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
13		4+1		2+1	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	19.1 X 14.5 ft	Wood		
GF	Dining room	10.1 X 11.9 ft	Wood		
GF	Kitchen	10.10 X 11.9 ft	Ceramic		
2	Primary bedroom	14.3 X 13.2 ft	Parquetry		
2	Bedroom	10.8 X 10.3 ft	Parquetry		
2	Bedroom	9.10 X 11.7 ft	Parquetry		
2	Bedroom	9.3 X 10.5 ft	Parquetry		
2	Bathroom	4.10 X 13.9 ft	Ceramic		
GL	Family room	19.4 X 10.6 ft	Parquetry	Fireplace-Stove. Gas fireplace	
GL	Powder room	4.1 X 4.10 ft	Ceramic		
BA1	Playroom	18.5 X 11.8 ft	Carpet		
BA1	Bedroom	9.8 X 12.2 ft	Carpet		

BA1	Bathroom	8.1 X 7 ft	Ceramic
Additional Space			Size
Garage			11.4 X 20.3 ft
Features <div> <div> Sewage System Municipality Water Supply Municipality Foundation Poured concrete Roofing Asphalt shingles Siding Windows Window Type Energy/Heating Electricity Heating System Forced air Basement 6 feet and more, Finished basement Bathroom Washer/Dryer (installation) garage (1st level/Ground floor) Fireplace-Stove Fireplace - Other: Propane </div> <div> Rented Equip. (monthly) Propane tank (\$12) Renovations Pool Inground, concrete - chlorine Parkg (total) Driveway (4), Garage (1) Driveway Double width or more, Paving stone Garage Carport Attached, Heated, Single width Lot Topography Flat Distinctive Features Water (access) View Proximity Bicycle path, Commuter train, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation </div> </div> <div> Kitchen Cabinets Property/Unit Amenity Central air conditioning, Electric garage door opener, Central heat pump, Generac generator Restrictions/Permissions Pets </div> <div> Building's Distinctive Features Energy efficiency Mobility impaired accessible </div>			
Inclusions all light fixtures, all window coverings, dishwasher, fridge, stove, microwave, freezer and fridge in garage, washer, dryer, all bathroom mirrors and fixtures, garage door opener with remote(s), Generac generator, all pool equipment and accessories, hot water heater, 2 backyard sheds including all items left in the shed, barbecue			
Exclusions			
Remarks Located on a private cul-de-sac, this split-level home offers a functional layout and plenty of space for family living . The upper level features 4 bedrooms and a recently renovated bathroom with a skylight. Hardwood floors throughout the main level. The lower level provides garage access, powder room, and family room with fireplace. The finished basement includes a playroom, a +1 bedroom, and a full bathroom. A stand-by generator ensures peace of mind. Ideally located near Terra Cotta Park, John Rennie High School, the Aquatic Center, and Bob Birnie Arena, offering access to the top recreational and community facilities.			
Addendum This home has been meticulously maintained by the longtime owners. Patio doors from both the dining and family rooms lead to separate outdoor living spaces - a raised wood deck off the dining room, and a lower stone patio at pool level off the family room. The lot spans over 11,000 sq. ft. and the dream backyard includes a concrete inground pool with ample space to enjoy and entertain. This home has been pre-inspected. Report is available upon request. Fireplaces and chimneys are sold "as is" with no guarantees with respect to their compliance with fire safety regulations or insurance requirements.			

All offers must be accompanied by an up-to-date letter of financial pre-qualification.

The BUYER may choose the notary, but must be agreeable to the SELLER. The signing must take place in the West Island.

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-60567

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



Frontage



Interior



Living room



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Overall view



Family room



Family room



Family room



Powder room



Staircase



Primary bedroom



Walk-in closet



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom