

ROYAL LEPAGE VILLAGE
 Real Estate Agency
 263-C, boul. St-Jean
 Pointe-Claire (QC) H9R 3J1
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Centris No. 11253177 (Active)



\$899,000

130 Av. de Brock Crescent
Pointe-Claire
H9R 3B8

Region Montréal
Neighbourhood Central West
Near
Body of Water

Property Type	Two or more storey	Year Built	1968
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	45.1 X 32.1 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2022)
Lot Size	73 X 103 ft	File Number	
Lot Area	7,519 sqft	Occupancy	2022-09-01
Cadastre	2526090	Deed of Sale Signature	2022-08-25
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2022	Municipal	\$5,106 (2022)	Common Exp.	
Lot	\$248,800	School	\$598 (2022)	Electricity	\$1,480
Building	\$381,700	Infrastructure		Oil	
		Water	\$431 (2021)	Gas	\$2,358
Total	\$630,500	Total	\$6,135	Total	\$3,838

Room(s) and Additional Space(s)					
No. of Rooms	16	No. of Bedrooms (above ground + basement)	5+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	12.4 X 21.10 ft	Laminate floor		
GF	Dining room	11.3 X 16.6 ft	Wood		
GF	Kitchen	17.1 X 12.5 ft	Linoleum	dINETTE	
GF	Family room	15.10 X 12.4 ft	Wood	Fireplace-Stove. gas fireplace	
GF	Powder room	4.1 X 3.8 ft	Linoleum		
GF	Laundry room	6.7 X 6.10 ft	Linoleum		
2	Primary bedroom	17.10 X 13 ft	Wood		
2	ensuite	8.6 X 5.10 ft	Ceramic		
2	Bedroom	13.1 X 14 ft	Wood		
2	Bedroom	13.5 X 11.10 ft	Wood		
2	Bedroom	10.6 X 11.10 ft	Wood		
2	Bedroom	11.5 X 13 ft	Wood		
2	Bathroom	8.7 X 5.11 ft	Ceramic		
BA1	Playroom	16.2 X 12.2 ft	Carpet		

BA1	Playroom	11.5 X 18.3 ft	Carpet
BA1	Playroom	22.2 X 12.6 ft	Carpet

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$17)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (2)
Siding		Driveway	Asphalt, Double width or more
Windows		Garage	Attached, Double width or more
Window Type		Carport	
Energy/Heating	Natural gas	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	Ground floor (1st level/Ground floor)	View	
Fireplace-Stove	Gas fireplace	Proximity	Daycare centre, Elementary school, Highway, Hospital, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central air conditioning, Electric garage door opener, irrigation system	Energy efficiency	

Restrictions/Permissions

Inclusions

Dishwasher, fridge, stove, microwave, All light fixtures, window coverings, TV brackets in Family room and master bedroom, shed, electric garage door opener and remote, irrigation system

Exclusions

washer, dryer, Dining room light fixture, bookshelves in the living room.

Broker - Remarks

This bright and spacious home has been lovingly maintained. It features 5 bedrooms, 2 1/2 bathrooms, main floor laundry, family room with gas fireplace open to the kitchen and a double garage. Recent updates include roof, furnace and central air. Fabulous location on a quiet crescent with easy access to many amenities. Close to schools, parks, and hospital.

Addendum

-Sale without legal warranty of quality, at the buyer's risk and peril

-Visit schedule: Thursday May 26 from 4-7pm; Friday May 27 from 4-7pm; Saturday May 28 from 10am-4pm, Sunday May 29 from 10am-4pm. Offers to be submitted by Tuesday May 31 at noon and left open until Wednesday June 1 at noon. Mortgage pre-approval or proof of fund with offers.

-Pre-listing inspection report available

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration

Yes SD-08936

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



Staircase



Living room



Living room



Living room



Dining room



Dining room



Dinette



Kitchen



Kitchen



Laundry room



Powder room



Kitchen



Dinette



Family room



Family room



Hall



Primary bedroom



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bedroom