

**ROYAL LEPAGE VILLAGE**  
 Real Estate Agency  
 263-C, boul. St-Jean  
 Pointe-Claire (QC) H9R 3J1  
<http://royallepagevillage.com>

Office : 514-694-2121  
 Fax : 514-695-1869  
[villagepc@royallepage.ca](mailto:villagepc@royallepage.ca)



**Centris No.** 12301360 (Active)



**\$4,500/month X 12 month(s)**

**3 Av. Clearpoint  
 Pointe-Claire  
 H9S 5T7**

**Region** Montréal  
**Neighbourhood** South West  
**Near**  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1990
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	Seasonal
<b>Intergenerational</b>		<b>Reposess./Judicial auth.</b>	No
<b>Building Size</b>		<b>Trade possible</b>	
<b>Living Area</b>		<b>Cert. of Loc.</b>	No
<b>Building Area</b>		<b>File Number</b>	
<b>Lot Size</b>	44 X 96 ft	<b>Occupancy</b>	5 days PP/PR
<b>Lot Area</b>	2,721 sqft		Accepted
<b>Cadastre</b>	42540311	<b>Deed of Sale Signature</b>	5 days PP/PR
			Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
Year	Lot	Municipal	School	Common Exp.	
<b>Building</b>		<b>Infrastructure</b>	<b>Water</b>	<b>Electricity</b>	\$3,920
				<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>		<b>Total</b>		<b>Total</b>	\$3,920

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	15	No. of Bedrooms (above ground + basement)	3+1	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	15.3 X 13.9 ft	Wood		
GF	Dining room	12.6 X 17.6 ft	Wood		
GF	Kitchen	12.6 X 25.7 ft	Wood	dINETTE	
GF	Family room	15.7 X 16.8 ft	Wood	Fireplace-Stove. propane	
GF	Powder room	8.1 X 5 ft	Tiles		
GF	Laundry room	5.11 X 8.7 ft	Tiles		
2	Primary bedroom	15.3 X 14.9 ft	Wood	Walk-in	
2	ensuite	9.6 X 11.1 ft	Ceramic		
2	Bedroom	15.3 X 13.6 ft	Wood		
2	Bedroom	12.8 X 15.9 ft	Wood		
2	Bedroom	12.8 X 13.11 ft	Wood		
2	Bathroom	8.7 X 18.9 ft	Ceramic		

BA1	Playroom	21.3 X 31.3 ft	Carpet
BA1	Bedroom	15.5 X 17.2 ft	Carpet
BA1	Bathroom	9.9 X 7.1 ft	Ceramic

**Features**

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	Inground
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (4), Garage (2)
<b>Siding</b>		<b>Driveway</b>	Paving stone
<b>Windows</b>		<b>Garage</b>	Attached, Heated, Single width, Tandem
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>	Ensuite bathroom	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	laundry (1st level/Ground floor)	<b>View</b>	
<b>Fireplace-Stove</b>		<b>Proximity</b>	Bicycle path, Commuter train, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Central vacuum cleaner system installation, Electric garage door opener, Central heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>	Smoking not allowed, Short-term rentals not allowed		

**Inclusions**

all light fixtures; window coverings. dishwasher, fridge, stove, washer/dryer, freezer & desk in BSMNT, central vac w/acc., pool equip., garage door opener w/remote, shelving & wardrobes in BDRMS, sheds backyard & side of house, snow removal (driveway only), grass cutting, pool opening & closing.

**Exclusions**

basketball net, all utilities (electricity, phone, internet, tv, etc.), snow removal of walkways, pool cleaning and maintenance during the summer, gardening.

**Broker - Remarks**

Unique 4+1 bdrm executive rental in the heart of Cedar Park in Pointe-Claire South. This all-brick home features a bright and spacious main-floor layout which includes a modern kitchen with dinette, formal dining room, living room, family room, powder room and laundry. The 2nd floor has 4 bdrms and 2 baths, with a huge walk-in for the primary bdrm. Fully finished bsmnt with +1 bdrm and bthrm. Tandem garage. Inground pool. Private crescent, walking distance to P-Claire Village.

**Addendum**

No smoking

Pets at the discretion of the LESSOR

LESSEE must provide satisfactory credit score, proof of employment and income, and must maintain renter's liability insurance during the entire term of the lease.

**Seller's Declaration**

No

**Source**

ROYAL LEPAGE VILLAGE, Real Estate Agency



Frontage



Interior



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



**Kitchen**



**Dinette**



**Dinette**



**Family room**



**Family room**



**Hall**



**Powder room**



**Laundry room**





Staircase



Bedroom



Bedroom



Ensuite bathroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom