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



Centris No. 12301360 (Active)

	Que	 \$4,500/month X 12 month(s) 3 Av. Clearpoint Pointe-Claire H9S 5T7 Region Montréal Neighbourhood South West Near a 62022 Google Body of Water 	
Property Type Building Type	Two or more storey Detached	Year Built 1990 Expected Delivery Date	
Intergenerational Building Size Living Area		Seasonal Reposess./Judicial auth. No Trade possible	
Building Area		Cert. of Loc. No	
Lot Size	44 X 96 ft	File Number	
Lot Area	2,721 sqft	Occupancy 5 days PF Accepted	P/PR
Cadastre	42540311	Deed of Sale Signature 5 days PF Accepted	P/PR
Zoning	Residential	, 6000104	
Municipal Assessment	Taxes (annual)	Expenses/Energy (annual)	
Year	Municipal	Common Exp.	
Lot	School	·	
Building	Infrastructure	Electricity	\$3,920
	Water	Oil	
		Gas	
Total	Total	Total	\$3,920

Room(s) and Additional Space(s)

No. of Rooms	15 No. of Be	drooms (above grour	nd + 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

reatures			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Inground
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (2)
Siding		Driveway	Paving stone
Windows		Garage	Attached, Heated, Single width, Tandem
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)	laundry (1st level/Ground floor)	View	
Fireplace-Stove		Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central vacuum cleaner system installation, Electric garage door opener, Central heat pump	Energy efficiency	
Restrictions/Permissions	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
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No

Source

ROYAL LEPAGE VILLAGE, Real Estate Agency



Frontage



Living room



Dining room



Kitchen



Interior



Living room



Dining room



Kitchen



Kitchen



Dinette



Family room



Powder room



Dinette



Family room

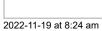


Hall



Laundry room







Staircase



Bedroom



Ensuite bathroom



Bedroom



Bedroom



Ensuite bathroom



Bedroom



Bedroom