

**ROYAL LEPAGE VILLAGE**  
 Real Estate Agency  
 263-C, boul. St-Jean  
 Pointe-Claire (QC) H9R 3J1  
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**Centris No.** 12665812 (Active)



**\$849,000**

**118 Boul. St-Jean**  
**Pointe-Claire**  
**H9S 4Z1**

**Region** Montréal  
**Neighbourhood** Central East  
**Near**  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1946
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	Seasonal
<b>Intergenerational</b>		<b>Reposess./Judicial auth.</b>	No
<b>Building Size</b>	40 X 47 ft irr	<b>Trade possible</b>	
<b>Living Area</b>		<b>Cert. of Loc.</b>	Yes (2018)
<b>Building Area</b>		<b>File Number</b>	
<b>Lot Size</b>	84 X 239 ft	<b>Occupancy</b>	30 days PP/PR
<b>Lot Area</b>	20,574 sqft		Accepted
<b>Cadastre</b>	4252409	<b>Deed of Sale Signature</b>	30 days PP/PR
			Accepted
<b>Zoning</b>			

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2022	<b>Municipal</b>	\$4,946 (2022)	<b>Common Exp.</b>	
<b>Lot</b>	\$860,100	<b>School</b>	\$600 (2022)	<b>Electricity</b>	\$2,880
<b>Building</b>	\$86,100	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$946,200	<b>Total</b>	\$5,546	<b>Total</b>	\$2,880

Room(s) and Additional Space(s)								
No. of Rooms	13		No. of Bedrooms (above ground + basement)	4+1		No. of Bathrooms and Powder Rooms	2+0	
Level	Room	Size	Floor Covering	Additional Information				
GF	Living room	15.8 X 13.9 ft	Wood	Fireplace-Stove.				
GF	Dining room	11.1 X 10.1 ft	Wood	quartz counters				
GF	Kitchen	13 X 9.11 ft	Cork					
GF	Family room	13.11 X 20.8 ft	Wood	bedroom				
GF	Office	14 X 9.7 ft	Wood					
2	Primary bedroom	14.2 X 9.2 ft	Wood					
2	Bedroom	11.9 X 12.6 ft	Wood					
2	Bedroom	8.10 X 9.5 ft	Wood					
2	Bathroom	6.11 X 4.11 ft	Ceramic					
BA1	Playroom	12.3 X 13.5 ft	Laminate floor					
BA1	Playroom	12.9 X 9.11 ft	Laminate floor					
BA1	Bedroom	13.4 X 29.4 ft	Laminate floor					

BA1	Bathroom	7.3 X 7.1 ft	Ceramic
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### 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>	
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (4), Garage (1)
<b>Siding</b>		<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	Detached
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Hot water	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Bathroom (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Wall-mounted air conditioning, Electric garage door opener, Wall-mounted heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>			

### Inclusions

all light fixtures, all blinds, dishwasher, fridge, stove, kitchen exhaust hood, washer, dryer, alarm system hardware, garage door opener with remote, patio furniture, backyard shed, lawn mower, wood chipper, kid's play structure, hot water heater.

### Exclusions

curtains

### Addendum

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

-Fireplace & chimney are sold "as is" with no guarantees with respect to their compliance with current fire-safety codes and regulations.

-This property has a 3-D VIRTUAL TOUR available

-This property was pre-inspected, and a copy of the inspection report is available

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

### Seller's Declaration

Yes SD-00882

### 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



Interior



Living room



Living room



Living room



Dining room



Dining room



Family room





Family room



Office



Dining room



Kitchen



Kitchen



Kitchen



Hall



Primary bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Playroom



Playroom



Playroom



Playroom