



Mark Broady, Residential and Commercial Real Estate Broker
ROYAL LEPAGE VILLAGE
 Real Estate Agency
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 Pointe-Claire (QC) H9R 3J1
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Centris No. 13212343 (Active)



\$939,000

115 Av. Alexina
Pointe-Claire
H9R 3M8

Region Montréal
Neighbourhood Central East
Near Empress
Body of Water

Property Type	Two or more storey	Year Built	1958
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	44 X 25 ft	Reposess./Judicial auth.	No
Living Area	2,050 sqft	Trade possible	
Building Area	1,100 sqft	Cert. of Loc.	Yes (1987)
Lot Size	60 X 99.9 ft	File Number	
Lot Area	5,995 sqft	Occupancy	2023-07-06
Cadastre	2525953	Deed of Sale Signature	2023-07-06
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$5,344 (2023)	Common Exp.	
Lot	\$306,400	School	\$599 (2023)	Electricity	\$2,620
Building	\$578,500	Infrastructure		Oil	
		Water		Gas	
Total	\$884,900 (106.11%)	Total	\$5,943	Total	\$2,620

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+1
Level	Room	Size	Floor Covering	Additional Information	
2	Living room	14.7 X 14.10 ft	Wood	Fireplace-Stove. Ethano fireplace	
2	Dining room	11.2 X 11.2 ft	Wood		
2	Kitchen	12.9 X 10.11 ft	Ceramic	Quartz counters	
2	Powder room	3.8 X 7.5 ft	Ceramic		
3	Bedroom	14.10 X 10.11 ft	Wood		
3	Bedroom	11.7 X 11.5 ft	Wood		
3	Office	8.7 X 14.6 ft	Wood		
3	Bathroom	5.3 X 10.10 ft	Ceramic	Glass shower	
4	Primary bedroom	13 X 25.2 ft	Wood		
4	Bedroom	9.10 X 10.7 ft	Wood		
4	Bathroom	10.4 X 11.1 ft	Ceramic	separate tub & shower	
GF	Family room	10 X 24.1 ft	Flexible floor coverings		
BA1	Bedroom	21.5 X 13.6 ft	Flexible floor coverings		
BA1	Laundry room	17.3 X 10.5 ft	Flexible floor coverings		

Additional Space Garage	Size 24 X 10 ft
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Features		
Sewage System	Municipality	Rented Equip. (monthly)
Water Supply	Municipality	Renovations Roof covering - 2019 (\$7,598)
Foundation	Poured concrete	Pool
Roofing	Asphalt shingles	Parkg (total) Driveway (2), Garage (1)
Siding		Driveway Asphalt
Windows		Garage Attached, Single width
Window Type		Carport
Energy/Heating	Electricity	Lot
Heating System	Hot water	Topography
Basement	6 feet and more, Finished basement	Distinctive Features
Bathroom	Separate shower	Water (access)
Washer/Dryer (installation)	laundry room (Basement 1)	View
Fireplace-Stove	Fireplace - Other: Ethanol	Proximity
Kitchen Cabinets		Building's Distinctive Features
Equipment/Services	Electric garage door opener	Energy efficiency
Restrictions/Permissions		Mobility impaired accessible

Inclusions
all light fixtures, all window coverings. dishwasher, microwave / hood, ethanol fireplace, mirrors & bathroom accessories, central vacuum + accessories, home automation system (thermostat, lighting, front door), garage door opener + remote controls, water heater, garden shed

Exclusions
workbench, furniture, and cabinets, as well as all tools and equipment in the garage.

Broker - Remarks
Renovated and extended Magil split located in the heart of Lakeside Heights in Pointe-Claire. This home offers an abundance of additional living space when compared to most other homes in this area. The 2005 extension added an entire upper level with a spacious 4-piece bthrm, primary bedroom with walk-in closet, a well as a 4th bdrm which also created an open home office space on the lower level. The renovated kitchen, open to the dining room, features quartz counters and center island with bar seating. The hot water heating system was converted to electric in 2009. Please see Addendum for more details.

Addendum
Incomparable and unique, this split-level features a long list of continuous improvements and updates spanning over the past 30 years. These include the following:

patio door and back deck: 1994
hardwood flooring : 1997
asphalt driveway: 1999
renovation to front entrance: 2001
8 windows on main floor: 2001
backyard shed: 2001
central vacuum: 2002
foundation crack repair: 2002
2nd floor extension: 2005
electrical panel: 2005
oil tank removed, hot water furnace replaced: 2009
front door: 2014
back decking boards replaced: 2014
kitchen renovation: 2016
roof: 2019
hot water tank: 2019
refinished floors: 2022

stair treads: 2022
flooring in family room: 2023

(Dates provided are approximate, unless receipts are available. Please inquire with listing broker for receipts)

Located in the heart of Pointe-Claire, in close proximity to Fairview shopping center, Highway 40 & 20, John Rennie High School, École secondaire Félix-Leclerc, Kuper Academy, École primaire Pointe-Claire, the library, the aquatic center, Bob Birnie arena, Terra Cota park, and so much more!

This property has been pre-inspected.

Living area is approximate.

All offers must be accompanied by an up-to-date letter of financial pre-qualification, as well as proof of Canadian citizenship or residency from the BUYER.

Notary may be chosen by the Buyer, but must be approved by the Seller.

Sale with legal warranty

Seller's Declaration

Yes SD-02710

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



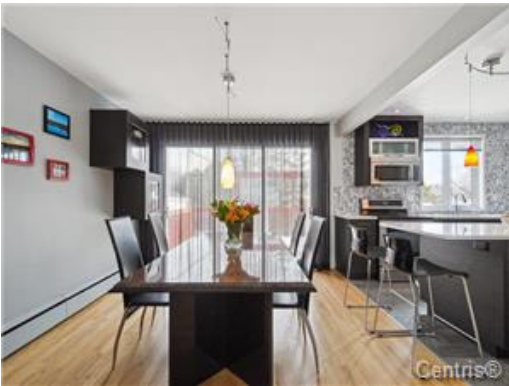
Living room



Living room



Living room



Dining room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



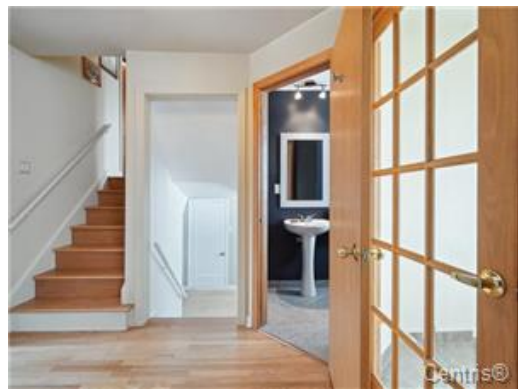
Kitchen



Interior



Powder room



Staircase



Bedroom



Bedroom



Bathroom



Bedroom



Office



Primary bedroom



Primary bedroom



Primary bedroom