



**Catherine Broady**, Residential and Commercial Real Estate Broker  
 Catherine Broady Inc.  
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**Centris No.** 13318973 (Active)



**\$549,000**

**134 Av. Braebrook**  
**Pointe-Claire**  
**H9R 1T8**

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

<b>Property Type</b>	Bungalow	<b>Year Built</b>	1956
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	Seasonal
<b>Intergenerational</b>		<b>Reposess./Judicial auth.</b>	No
<b>Building Size</b>	53.1 X 27.11 ft irr	<b>Trade possible</b>	
<b>Living Area</b>		<b>Cert. of Loc.</b>	Yes (2021)
<b>Building Area</b>		<b>File Number</b>	
<b>Lot Size</b>	73.7 X 101.7 ft	<b>Occupancy</b>	2024-03-01
<b>Lot Area</b>	7 449.7 sqft	<b>Deed of Sale Signature</b>	2024-02-23
<b>Cadastre</b>	2528694		
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2023	<b>Municipal</b>	\$3,367 (2023)	<b>Common Exp.</b>	
<b>Lot</b>	\$380,700	<b>School</b>	\$405 (2023)	<b>Electricity</b>	\$1,722
<b>Building</b>	\$176,100	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$556,800 (98.60%)	<b>Total</b>	\$3,772	<b>Total</b>	\$1,722

Room(s) and Additional Space(s)								
No. of Rooms	11		No. of Bedrooms (above ground + basement)	3+0		No. of Bathrooms and Powder Rooms	1+1	
Level	Room	Size	Floor Covering	Additional Information				
GF	Living room	15.7 X 12.3 ft	Wood					
GF	Dining room	9.5 X 12.2 ft	Wood	Patio door				
GF	Kitchen	9.5 X 12.2 ft	Ceramic					
GF	Powder room	4.3 X 5.5 ft	Ceramic					
GF	Primary bedroom	13.4 X 12.1 ft	Wood					
GF	Bedroom	11.10 X 12.3 ft	Wood					
GF	Bedroom	8.1 X 12.3 ft	Wood					
GF	Bathroom	6.6 X 9.1 ft	Ceramic					
GF	mudroom	7.4 X 6.10 ft	Ceramic					
BA1	Playroom	41.11 X 13.2 ft	Concrete					
BA1	Laundry room	10.1 X 10.7 ft	Concrete					
<b>Additional Space</b>			<b>Size</b>					
Garage			10.7 X 24 ft					

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	Water heater - 1 (\$15)
<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, Double width or more
<b>Windows</b>		<b>Garage</b>	Attached, Single width
<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, Partially finished	<b>Distinctive Features</b>	
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	basement (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>		<b>Proximity</b>	Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM)
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Electric garage door opener	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	

## Inclusions

fridge, stove ,washer, dryer, all window coverings, all ceiling fans and light fixtures, shed, electric garage door opener and 2 remotes

## Exclusions

## Broker - Remarks

Absolutely immaculate, meticulously maintained bungalow in desirable neighbourhood of Pointe Claire. Features 3 bedrooms, Updated bathroom and powder room on main level, Harwood floors in living room, dining room and bedrooms. Updated kitchen leading down to convenient mudroom and single garage. Spacious semi- finished basement with spray foam insulation. New wood deck and gorgeous, private, south facing backyard. Convenient location close to parks, schools, public transport, shops and restaurants.

## Addendum

-All offers to be submitted by Monday September 18th at noon and left open until Tuesday September 19th at noon for a response.

-All offers to be submitted with a mortgage pre-approval letter or proof of funds.

-Notary must be mutually agreeable to both parties

-Pre-listing building inspection available upon request

-Seller is asking for flexible signing and occupancy dates as she will need them to coincide with her future purchase.

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

## Seller's Declaration

Yes SD-24554

## 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



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Powder room



Primary bedroom



Bedroom



Bedroom



Bathroom



Other



Basement



Laundry room



Backyard



Backyard



Back facade

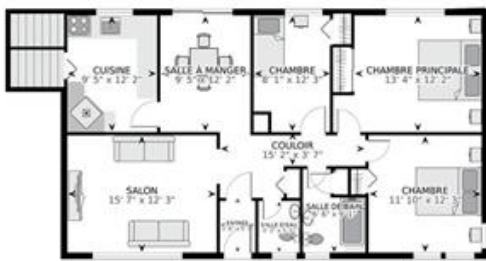


Frontage



Frontage

PLANCHER PRINCIPAL Aire Int. 1123 pi<sup>2</sup>



Other

SPLIT GARAGE Aire Int. 331 pi<sup>2</sup>



Other