



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. 13543549 **(Active)**



\$499,000

12 Av. Victoria
Pointe-Claire
H9S 4S3

Region Montréal
Neighbourhood South West
Near Lakeshore Rd.
Body of Water

| | |
|--------------------------|--------------------|
| Property Type | Two or more storey |
| Building Type | Detached |
| Intergenerational | |
| Building Size | 27 X 29 ft |
| Living Area | |
| Building Area | 810 sqft |
| Lot Size | 45 X 91 ft |
| Lot Area | 4,094 sqft |
| Cadastre | 4254420 |
| Zoning | Residential |

| | |
|---------------------------------|---------------|
| Year Built | 1943 |
| Expected Delivery Date | |
| Seasonal | |
| Reposess./Judicial auth. | No |
| Trade possible | |
| Cert. of Loc. | Yes (2022) |
| File Number | |
| Occupancy | 30 days PP/PR |
| | Accepted |
| Deed of Sale Signature | 30 days PP/PR |
| | Accepted |

Municipal Assessment

| | |
|-----------------|-----------|
| Year | 2023 |
| Lot | \$250,500 |
| Building | \$209,100 |

Taxes (annual)

| | |
|-----------------------|----------------|
| Municipal | \$2,782 (2023) |
| School | \$304 (2022) |
| Infrastructure | |
| Water | |

Expenses/Energy (annual)

| | |
|--------------------|---------|
| Common Exp. | |
| Electricity | \$1,320 |
| Oil | |
| Gas | |

| | | | | | |
|--------------|---------------------|--------------|---------|--------------|---------|
| Total | \$459,600 (108.57%) | Total | \$3,086 | Total | \$1,320 |
|--------------|---------------------|--------------|---------|--------------|---------|

Room(s) and Additional Space(s)

| No. of Rooms | 10 | 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 | 11.8 X 10.2 ft | Wood | | |
| GF | Dining room | 11.8 X 11.7 ft | Wood | | |
| GF | Kitchen | 11.7 X 10.10 ft | Wood | dINETTE | |
| GF | Bedroom | 15.3 X 10.7 ft | Wood | | |
| GF | Bedroom | 11.7 X 11.10 ft | Wood | | |
| GF | Bathroom | 9 X 6.3 ft | Wood | | |
| 2 | Bedroom | 16.9 X 20.11 ft | Wood | loft | |
| BA1 | Playroom | 27 X 22.9 ft | Concrete | outdoor entrance | |
| BA1 | Workshop | 12.10 X 9.7 ft | Concrete | | |
| BA1 | Laundry room | 13.10 X 9.7 ft | Concrete | powdery room | |
| Additional Space | | | Size | | |
| detached garage | | | 14 X 19 ft | | |

Features

| | | | |
|------------------------------------|--|--|---|
| Sewage System | Municipality | Rented Equip. (monthly) | |
| Water Supply | Municipality | Renovations | Roof covering - 2017 (\$6,726), Boiler (furnace) - 2004 (\$2,760) |
| Foundation | Concrete blocks | Pool | |
| Roofing | Asphalt shingles | Parkg (total) | Driveway (3), Garage (1) |
| Siding | | Driveway | Asphalt |
| Windows | | Garage | Detached, Single width |
| Window Type | | Carport | |
| Energy/Heating | Heating oil | Lot | |
| Heating System | Hot water | Topography | |
| Basement | 6 feet and more, Outdoor entrance, Partially finished | Distinctive Features | |
| Bathroom | | Water (access) | |
| Washer/Dryer (installation) | laundry (Basement 1) | View | |
| Fireplace-Stove | | Proximity | Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, Highway, Park, Public transportation |
| Kitchen Cabinets | | Building's Distinctive Features | |
| Equipment/Services | Wall-mounted air conditioning | Energy efficiency | |
| Restrictions/Permissions | | Mobility impaired accessible | |

Inclusions

all light fixtures, all blinds, washer, dryer, dishwasher (not working well), microwave, lumber in the garage

Exclusions

Broker - Remarks

Charming little 3-bedroom home located in the heart of Pointe-Claire South, walking distance to the waterfront and Pointe-Claire Village. This property features a spacious main-floor, complete with living room, dining room, & kitchen, as well 2 main-floor bedrooms and a full bathroom. There are stairs leading to the 2nd floor loft, which was converted from attic space into living space in 2007. This area can be used as a 3rd bedroom, or as a studio or home-office. The basement is unfinished, but offers plenty of space for storage and also includes laundry and a powder room. The backyard features a wood deck and stone patio. Detached garage.

Addendum

Sale without legal warranty of quality

This property has been pre-inspected. A copy of the inspection report is available upon request.

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.

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

Seller's Declaration

Yes SD-49771

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



Nearby



Interior



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Hall



Primary bedroom



Primary bedroom



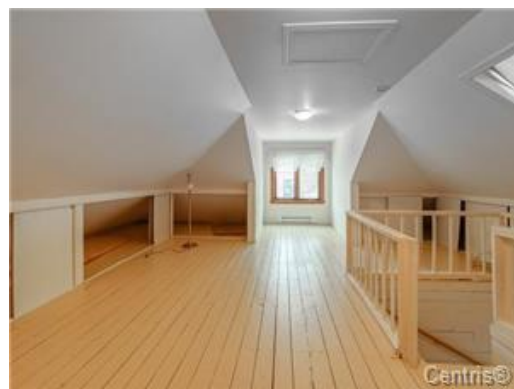
Bedroom



Bathroom



Bathroom



Loft



Loft



Basement



Basement



Patio



Back facade



Backyard



Exterior



Nearby