

**ROYAL LEPAGE VILLAGE**  
 Real Estate Agency  
 263-C, boul. St-Jean  
 Pointe-Claire (QC) H9R 3J1  
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**Centris No.** 13543549 (Active)



**\$549,000**

**12 Av. Victoria  
 Pointe-Claire  
 H9S 4S3**

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

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1943
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	27 X 29 ft	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>	810 sqft	<b>Cert. of Loc.</b>	Yes (2022)
<b>Lot Size</b>	45 X 91 ft	<b>File Number</b>	
<b>Lot Area</b>	4,094 sqft	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre</b>	4254420	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2023	<b>Municipal</b>	\$2,782 (2023)	<b>Common Exp.</b>	
<b>Lot</b>	\$250,500	<b>School</b>	\$304 (2022)	<b>Electricity</b>	\$1,320
<b>Building</b>	\$209,100	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$459,600 (119.45%)	<b>Total</b>	\$3,086	<b>Total</b>	\$1,320

<b>Room(s) and Additional Space(s)</b>					
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	powder room	
<b>Additional Space</b>			<b>Size</b>		
detached garage			14 X 19 ft		

## Features

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

## 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