



Mark Broady, Real Estate Broker
ROYAL LEPAGE ELITE
 Real Estate Agency
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Centris No. 13757304 (Active)



\$3,250/month X 12 month(s)

22 Tsse Monet
Pointe-Claire
H9R 6C2

Region Montréal
Neighbourhood Central West
Near Hymus
Body of Water

Property Type Two or more storey
Building Type Attached corner unit
Intergenerational
Building Size
Living Area 2,130 sqft
Building Area
Lot Size
Lot Area
Cadastre
Zoning Residential

Year Built 2008
Expected Delivery Date
Seasonal
Reposess./Judicial auth.
Trade possible
Cert. of Loc.
File Number
Occupancy 2019-09-01
Deed of Sale Signature

Municipal Assessment

Year
Lot
Building

Taxes (annual)

Municipal
School
Infrastructure
Water

Expenses/Energy (annual)

Common Exp.
Electricity
Oil
Gas

Total

Total

Total

Room(s) and Additional Space(s)

No. of Rooms	14	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	3+2
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	14 X 14 ft	Wood	gas fireplace	
GF	Dining room	14 X 12.6 ft	Wood	bay window	
GF	Kitchen	10.9 X 10.2 ft	Ceramic		
GF	Dinette	13.8 X 8.8 ft	Ceramic	patio doors	
GF	Powder room	5.3 X 4.11 ft	Ceramic		
2	Master bedroom	13.7 X 12.8 ft	Wood	ensuite + walk-in	
2	Ensuite bathroom	6.9 X 5.9 ft	Ceramic		
2	Bedroom	12.8 X 10 ft	Wood		
2	Bedroom	11.6 X 9.5 ft	Wood		
2	Bathroom	9.4 X 8.5 ft	Ceramic		
3	Mezzanine	20.10 X 14 ft	Wood	3rd bathroom	
3	Bathroom	5.9 X 5.8 ft	Ceramic		
BA1	Playroom	15.9 X 10 ft	Carpet	laundry	
BA1	Powder room	4.11 X 5.9 ft	Ceramic		

Additional Space		Size
Garage		19 X 17 ft
Patio		22 X 21 ft
Features		
Sewage System	Municipality	Rented Equip. (monthly)
Water Supply	Municipality	Renovations
Foundation	Poured concrete	Pool
Roofing		Parking Garage (2)
Siding		Driveway
Windows		Garage Attached, Built-in, Double width or more, Heated
Window Type		Carport
Energy/Heating	Electricity	Lot
Heating System	Forced air	Topography
Basement	6 feet and more, Finished basement	Distinctive Features
Bathroom	Ensuite bathroom, Separate shower	Water (access)
Washer/Dryer (installation)	laundry room (Basement 1)	View
Fireplace-Stove	Gas fireplace	Proximity Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features
Equipment/Services	Central air conditioning, Air exchange system, Electric garage door opener, Alarm system, Central heat pump	Energy efficiency
Inclusions		
fridge, stove, dishwasher, washer, dryer, 1 remote for fireplace, garage door opener with remote, blinds, alarm system hardware (not alarm services), lawn maintenance for common areas, snow removal of common areas (not front steps or patio).		
Exclusions		
gardening, window cleaning once per year, all utilities: electricity, phone, tv, internet, alarm system services, gas, etc.		
Broker - Remarks		
Rare corner-unit executive townhouse rental. Located at the interior of the circle on the east side, this condo features 3 bdrms on the 2nd floor, 3 full baths, 3rd flr mezzanine, finished bsmnt with laundry & pwdr rm, and a 2 car garage. Open concept lvr & dnr, large kitchen with dinette leading to back deck. Available September 1, 2019.		
Addendum		
Located close to Kuper Academy private school, Lakeshore Hospital, Highway 40, Fairview Shopping Centre, and more.		
This unit is currently rented. Tenants are leaving towards the end of August, 2019.		
Please allow at least 24 hours notice before all visits.		
Any promise to lease must be accompanied by a complete Equifax credit score report & proof of income, or proof of cash with significant deposit at the discretion of the Lessor.		
NO SMOKING. NO PETS.		
Lessee shall maintain tenant's liability insurance for the duration of the lease.		
There shall be a penalty of \$75 in the event of a rent payment bouncing.		

All appliances shall be delivered in working order, but Lessor is not responsible for repairing or replacing appliances.

Seller's Declaration

No

Source

ROYAL LEPAGE HERITAGE, Real Estate Agency
ROYAL LEPAGE ELITE, Real Estate Agency



Frontage



Interior



Living room



Living room



Living room



Dining room



Living room



Kitchen



Kitchen



Interior



Powder room



Master bedroom



Ensuite bathroom



Bedroom



Bedroom



Bathroom



Bathroom



Mezzanine



Mezzanine



Mezzanine



Patio



Patio



Backyard



Backyard