

ROYAL LEPAGE VILLAGE
 Real Estate Agency
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 Pointe-Claire (QC) H9R 3J1
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Centris No. 15149977 (Active)



\$625,000

112 Av. de Spartan Crescent
Pointe-Claire
H9R 3R5

Region Montréal
Neighbourhood Central East
Near
Body of Water

Property Type	Two or more storey	Year Built	1957
Building Type	Detached	Expected Delivery Date	Seasonal
Intergenerational		Reposess./Judicial auth.	No
Building Size	42.2 X 24.3 ft irr	Trade possible	
Living Area		Cert. of Loc.	Yes (2022)
Building Area		File Number	
Lot Size	77.5 X 100 ft	Occupancy	2022-07-06
Lot Area	7,740.32 sqft	Deed of Sale Signature	2022-07-06
Cadastre	2526397		
Zoning			

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2022	Municipal	\$3,643 (2022)	Common Exp.	
Lot	\$280,400	School	\$417 (2022)	Electricity	\$1,216
Building	\$169,000	Infrastructure		Oil	\$3,805
		Water		Gas	
Total	\$449,400	Total	\$4,060	Total	\$5,021

Room(s) and Additional Space(s)					
No. of Rooms	10	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	11.11 X 11.7 ft	Wood	Fireplace-Stove.	
GF	Dining room	9.6 X 10.5 ft	Wood		
GF	Kitchen	10.5 X 10.1 ft	Ceramic		
2	Primary bedroom	12.5 X 10.3 ft	Wood		
2	Bedroom	11.3 X 9.10 ft	Wood		
2	Bedroom	10.7 X 9.4 ft	Wood		
2	Bathroom	8.3 X 6.9 ft	Ceramic	separate shower	
GL	Powder room	3.7 X 4 ft	Ceramic		
GL	Family room	9.5 X 22.9 ft	Laminate floor		
BA1	Playroom	19.3 X 18.1 ft	Laminate floor	washer & Dryer	

Features	
Sewage System	Municipality
Water Supply	Municipality
Rented Equip. (monthly)	Water heater - 1 (\$16)
Renovations	

Foundation		Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (2), Garage (1)
Siding		Driveway	
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity, Heating oil	Lot	
Heating System	Hot water	Topography	
Basement	6 feet and more, Partially finished	Distinctive Features	
Bathroom	Separate shower	Water (access)	
Washer/Dryer (installation)	laundry (Basement 1)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Wall-mounted heat pump	Energy efficiency	
Restrictions/Permissions			

Inclusions

all light fixtures, window coverings, bthrm cabinet & mirrors. all kitchen appliances, front hall mirror, washer, dryer, chest freezer in bsmnt, garage door opener w/2 remotes, 2 wall-mounted heat pumps w/ remotes, alarm hardware, wood stove: insert/tools. shelf in garage, shed, awning & equipment

Exclusions

2 curtains and rods in 2 front bedrooms

Broker - Remarks

This charming Magill split is located on a quiet, family-friendly crescent in the heart of the Lakeside Heights district of Pointe-Claire. It features 3 bedrooms, 1+1 bathrooms, and a single garage. There is a finished basement with laundry, and a main-floor family room with access to the west-facing backyard. This home is centrally located with easy access to both highways 20 & 40, and is walking distance to Terra Cotta Park, Viking Pool, the Pointe-Claire Aquatic Centre, and Bob Birnie Arena. Perfect for young families or anyone looking for a solid home in a prime location.

Addendum

-Sold without legal warranty at the buyer's risk and peril.

-The fireplaces and combustion appliances are sold without any warranty with respect to their compliance with applicable regulations and insurance company requirements.

-Pre-listing building inspection report is available.

-Visits by appointment only. First come, first served.

Thursday 4pm-7pm

Friday 3pm-7pm

Saturday 9am-7pm

Sunday 9am-4pm

Deadline to submit offers shall be Monday, March 28th at 2:00pm.

Offers must be left open until Tuesday, March 29th at 2:00pm

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

Seller's Declaration

Yes SD-06625

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



Hall



Powder room



Staircase



Living room



Living room



Living room



Dining room



Kitchen



Kitchen



Dinette



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Bathroom



Family room



Basement



Basement



Backyard



Backyard



Frontage