

ROYAL LEPAGE VILLAGE
 Real Estate Agency
 263-C, boul. St-Jean
 Pointe-Claire (QC) H9R 3J1
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Centris No. 15301302 (Active)



\$399,000

33 Av. de la Pointe-Claire
Pointe-Claire
H9S 4M4

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

Property Type	Two or more storey	Year Built	1940
Building Type	Semi-detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size	40 X 115 ft	File Number	
Lot Area	4,601 sqft	Occupancy	60 days PP/PR Accepted
Cadastre	2526400	Deed of Sale Signature	60 days PP/PR Accepted
Zoning			

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2022	Municipal	\$2,856 (2022)	Common Exp.	
Lot	\$333,400	School	\$335 (2022)	Electricity	\$2,680
Building	\$170,000	Infrastructure		Oil	
		Water	\$35 (2022)	Gas	
Total	\$503,400	Total	\$3,226	Total	\$2,680

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	12.2 X 22.11 ft	Wood		
GF	Dining room	9.8 X 11.5 ft	Wood		
GF	Kitchen	9.8 X 10.7 ft	Wood		
GF	Powder room	4.4 X 6.10 ft	Ceramic		
2	Primary bedroom	14.2 X 16.11 ft	Linoleum		
2	Bedroom	11.11 X 14.6 ft	Linoleum		
2	Bathroom	8.8 X 6.11 ft irr	Ceramic		

Features	
Sewage System	Municipality
Water Supply	Municipality
Rented Equip. (monthly)	
Renovations	Electricity - 2018 (\$4,348), Roof covering - 2012 (\$5,223)

Foundation	Concrete blocks	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (2)
Siding		Driveway	Asphalt
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Convection baseboards, Electric baseboard units	Topography	
Basement	6 feet and more, Unfinished	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	unfinished (Basement 1)	View	
Fireplace-Stove		Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, Highway, Hospital, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services		Energy efficiency	
Restrictions/Permissions			

Inclusions

everything left in the home

Exclusions

Broker - Remarks

Incredible opportunity! This semi-detached, 2 bdrm home is a perfect fixer-upper for a first-time buyer who isn't afraid of a little work. The main floor features a spacious living room and front porch, kitchen with dinette / dining area, and a powder room. The 2nd floor has 2 good-sized bedrooms and a bathroom. The basement is unfinished, but has well over 6 ft of ground clearance and offers ample opportunity to renovate. The house sits on a 4,600 sq.ft. lot, and is located walking distance from Pointe-Claire Village and the waterfront.

Addendum

School zoning for :
 École primaire Marguerite-Bourgeoys
 Clearpoint Elementary School

Estate sale without legal warranty of quality.

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

A new certificate of location has been ordered. Estimated delivery date - January 30, 2023.

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

Seller's Declaration

Yes SD-11406

Source

ROYAL LEPAGE VILLAGE, Real Estate Agency (Interest: Indirect)

Notice of disclosure

Yes

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



Veranda



Living room



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Powder room



Hall



Primary bedroom



Primary bedroom



Bedroom



Bathroom



Bathroom



Bathroom



Basement



Basement



Backyard



Back facade



Back facade



Frontage

PLANCHER PRINCIPAL Aire lit: 902 pi²



Other

Centris®