

ROYAL LEPAGE VILLAGE
Real Estate Agency
263-C, boul. St-Jean
Pointe-Claire (QC) H9R 3J1
<http://royallepagevillage.com>

Office : 514-694-2121
Fax : 514-695-1869
village@royallepage.ca



Centris No. 15730350 (Active)



\$1,250,000 + GST/QST (\$1,437,188)¹

156 Av. de Spartan Crescent
Pointe-Claire
H9R 0G3

Region Montréal
Neighbourhood Central East
Near
Body of Water

Property Type	Two or more storey	Year Built	To be built, New
Building Type	Detached	Expected Delivery Date	2022-03-31
Intergenerational		Seasonal	
Building Size	32.9 X 42 ft irr	Reposess./Judicial auth.	No
Living Area	2,125 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2021)
Lot Size	48.6 X 100 ft	File Number	
Lot Area	4,849.14 sqft	Occupancy	2022-03-31
Cadastre	6 346 474	Deed of Sale Signature	2022-03-31
Zoning	Residential		

Municipal Assessment

Year
Lot
Building

Taxes (annual)

Municipal
School
Infrastructure
Water

Not issued
Not issued

Expenses/Energy (annual)

Common Exp.
Electricity
Oil
Gas

Total Not issued **Total** Not issued **Total**

Room(s) and Additional Space(s)

No. of Rooms	10	No. of Bedrooms	4+2	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	10.9 X 24.6 ft	Wood		
GF	Dining room	10.9 X 12 ft	Wood		
GF	Kitchen	8.6 X 16.10 ft	Wood		
GF	Family room	22.1 X 16.10 ft	Wood		
GF	Powder room	3.11 X 4.6 ft	Ceramic		
2	Bedroom	11.6 X 13.10 ft	Wood	vivoir	
3	Master bedroom	12.8 X 13.10 ft	Wood	walk-in closet	
3	Ensuite bathroom	5.5 X 6 ft	Ceramic		
3	Bedroom	8.3 X 13.5 ft	Wood		
3	Bedroom	9.9 X 13.9 ft	Wood		
3	Bathroom	8 X 8 ft	Ceramic		
BA1	Playroom	12.9 X 28.2 ft	Laminate floor		
BA1	Office	10.4 X 11.1 ft	Laminate floor	or bedroom	
BA1	exercise room	11.10 X 12.3 ft	Laminate floor	or bedroom	

Additional Space		Size
Patio		10 X 10 ft
Features		
Sewage System	Municipality	Rented Equip. (monthly)
Water Supply	Municipality	Renovations
Foundation	Poured concrete	Pool
Roofing	Asphalt shingles	Parkg (total)
Siding		Driveway
Windows		Garage
Window Type		Carport
Energy/Heating	Electricity	Lot
Heating System	Forced air	Topography
Basement	6 feet and more, Finished basement	Distinctive Features
Bathroom	Ensuite bathroom	Water (access)
Washer/Dryer (installation)	laundry room (Basement 1)	View
Fireplace-Stove		Proximity
		Bicycle path, Daycare centre, Elementary school, High school, Highway
Kitchen Cabinets		Building's Distinctive Features
Equipment/Services	Central air conditioning, Air exchange system, Electric garage door opener	Energy efficiency
Restrictions/Permissions		
Inclusions		
Inclusions are based on the builder's feature sheet		
Exclusions		
Exclusions are based on the builder's feature sheet		
Broker - Remarks		
LOT #8 Brand new development in the heart of Pointe-Claire. These stunning new homes feature high end finishes, 4+2 bedrooms, 3+1 bathrooms, expansive, open-concept kitchen, family room and dining room. Fully finished basement with spacious playroom, two extra bedrooms and a full bathroom. The perfect blend of modern style, space & functionality.		
Addendum		
Discover the new home construction project in the West Island's family-friendly Pointe-Claire borough, WALTON. These 12 homes will be comfortably nestled in the thriving neighborhood on Walton Avenue , nestled between Hastings & Spartan Crescent.		
The intimate community designed for families to settle and grow, encompassed by green spaces and large playgrounds, is conveniently located near the TransCanada highway , Fairview shopping center, numerous schools and parks, and many local shops and restaurants. The proximity to important services and the suburb's calm beauty clearly distinguish this project from all others in the area.		
The properties' aesthetic is perfectly integrated into the surrounding neighborhood while still allowing for your own personal touch that will complement the beauty of the district.		
Each WALTON home is designed to bring the striking exterior in . Large windows draw in natural sunlight and highlight the quality of our high-end finishes, while the expansive family room, multiple bedrooms and finished basement pair modern style with functionality.		
Be the first to take advantage of this unique home construction project, as the community welcomes the development of these exceptional single-family homes.		
*Financing with RBC. Mortgage Specialist assigned to this transaction.		

*notary assigned to this transaction.

Sale with legal warranty

Seller's Declaration

No

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



Living room



Dining room



Kitchen



Family room



Family room



Bedroom



Other

