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Centris No. 15987498 **(Active)**

$650,000

61 Av. Hillcrest
Pointe-Claire
H9S 5E6

Region	Montréal
Neighbourhood	South East
Near	
Body of Water	

Property Type	Two or more storey	**Year Built**	1953
Building Type	Detached	**Expected Delivery Date**	
Intergenerational		**Seasonal**	
Building Size	24 X 36 ft	**Reposess./Judicial auth.**	No
Living Area		**Trade possible**	
Building Area		**Cert. of Loc.**	Yes (2014)
Lot Size	50 X 102 ft	**File Number**	
Lot Area	5,100 sqft	**Occupancy**	67 days PP/PR Accepted
Cadastre	4252875	**Deed of Sale Signature**	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment

Year	2024
Lot	$354,200
Building	$270,200
Total	$624,400 (104.10%)

Taxes (annual)

Municipal	$4,197 (2024)
School	$497 (2024)
Infrastructure	
Water	
Total	$4,694

Expenses/Energy (annual)

Common Exp.	
Electricity	$1,901
Oil	
Gas	
Total	$1,901

Room(s) and Additional Space(s)

No. of Rooms 10 **No. of Bedrooms (above ground + basement)** 3+0 **No. of Bathrooms and Powder Rooms** 1+2

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	12.7 X 25.9 ft	Wood	
GF	Dining room	18.7 X 9.11 ft	Wood	Patio door
GF	Kitchen	10.2 X 14.1 ft	Ceramic	quartz counters
GF	Powder room	4 X 6.4 ft	Ceramic	
2	Primary bedroom	11 X 14 ft	Wood	
2	Bedroom	10.3 X 13.11 ft	Wood	
2	Bedroom	9.7 X 11.5 ft	Wood	
2	Bathroom	7.7 X 7.10 ft	Ceramic	
BA1	Playroom	16.9 X 25.6 ft	Laminate floor	
BA1	Powder room	5.4 X 16.7 ft	Ceramic	with laundry

Features

Sewage System	Municipality	**Rented Equip. (monthly)**	
Water Supply	Municipality	**Renovations**	
Foundation	Poured concrete	**Pool**	
Roofing	Asphalt shingles	**Parkg (total)**	Driveway (4)
Siding		**Driveway**	Asphalt
Windows		**Garage**	
Window Type		**Carport**	
Energy/Heating	Electricity	**Lot**	
Heating System	Forced air	**Topography**	
Basement	6 feet and more, Finished basement	**Distinctive Features**	
Bathroom		**Water (access)**	
Washer/Dryer (installation)	Powder room (Basement 1)	**View**	
Fireplace-Stove		**Proximity**	Bicycle path, Commuter train, Daycare centre, Golf, High school, Highway, Hospital, Park, Public transportation
Kitchen Cabinets		**Building's Distinctive Features**	
Property/Unit Amenity	Central air conditioning, Central heat pump	**Energy efficiency**	
Restrictions/Permissions		**Mobility impaired accessible**	
Pets			

Inclusions

All light fixtures, Blinds, curtain rods, big shed in backyard, dishwasher, fridge, stove, washer, dryer, microwave, basement fridge, outdoor speakers, ikea armoir in primary bedroom, ikea bookcase in basement, tv bracket in Living room

Exclusions

curtains, smaller plastic shed and chest, entrance hall bench

Remarks

This stunningly renovated and thoughtfully extended home offers an exquisite blend of modern design and functionality . Featuring 3 bedrooms, 1 renovated bathroom and 2 powder rooms, open concept main level and fully finished basement with home office. Nestled in the highly sought-after Pointe-Claire South neighbourhood, this home is ideally located close to Pointe-Claire Village, Stewart Hall, top-rated schools, parks, the community pool, major highways, and the commuter train, ensuring both convenience and a vibrant lifestyle.

Addendum

The main level boasts an open-concept layout, showcasing a spacious living room that seamlessly flows into an expansive dining room extension, complete with patio doors that invite an abundance of natural light. The fully remodeled kitchen features quartz countertops and a central island. The backyard offers a picturesque view of Ovide Park and the nearby Lakeside community pool. Upstairs, you'll find three generously sized bedrooms along with a tastefully renovated family bathroom designed with modern finishes. The newly finished basement provides additional living space, including a bright playroom with sleek laminate flooring, a home office perfect for remote work, a second powder room, and a well-appointed laundry area.

- A new Certificate of Location was ordered

-Due to construction in the area the best way to access this home is to take Blvd. St Jean South to Lakeshore. Drive east on Lakeshore until Hillside. Go North on Hillside until Lakeview, turn Right on Lakeview and Left on Hillcrest. There may be a construction working standing there saying the road is closed. Just say you need to go up Hillcrest and he will let you through. You can park across the street from the house.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-53952

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

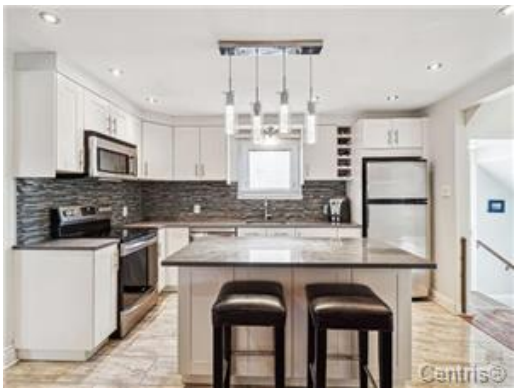
Patio

Interior

Overall view

Living room

Living room



Kitchen

Kitchen

Kitchen

Dining room

Powder room

Primary bedroom

Primary bedroom

Bedroom

Bedroom

Bathroom

Bathroom

Playroom

Playroom

Laundry room

Powder room

Patio

Patio

Patio