

**ROYAL LEPAGE VILLAGE**  
Real Estate Agency  
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Pointe-Claire (QC) H9R 3J1  
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**Centris No.** 16602655 (Active)



**\$995,000**

**172 Av. Mason**  
**Pointe-Claire**  
**H9R 0C3**

**Region** Montréal  
**Neighbourhood** Central West  
**Near** Rue des Frênes  
**Body of Water**

<b>Property Type</b>	House	<b>Year Built</b>	2018
<b>Style</b>	Two or more storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Divided <b>Share</b> 8.75%	<b>Specifications</b>	
<b>Year of Conversion</b>		<b>Declaration of co-ownership Issued</b>	Yes (2016)
<b>Building Type</b>	Semi-detached	<b>Special Contribution</b>	
<b>Floor</b>		<b>Meeting Minutes</b>	Yes (2021)
<b>Total Number of Floors</b>		<b>Financial Statements</b>	Yes (2020)
<b>Total Number of Units</b>		<b>Building Rules</b>	
<b>Private Portion Size</b>	37 X 22 ft	<b>Repossess./Judicial auth.</b>	No
<b>Plan Priv. Portion Area</b>	1,696 sqft	<b>Trade possible</b>	
<b>Building Area</b>	814 sqft	<b>Cert. of Loc. (divided part)</b>	Yes (2022)
<b>Lot Size</b>	22.5 X 37.6 ft	<b>File Number</b>	
<b>Lot Area</b>	1,864 sqft	<b>Occupancy</b>	120 days PP/PR Accepted
<b>Cadastre of Private Portion</b>	5654593	<b>Deed of Sale Signature</b>	120 days PP/PR Accepted
<b>Cadastre of Common Portions</b>	5654599 , 5654602		
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2022	<b>Municipal</b>	\$5,570 (2022)	<b>Condo Fees (\$224/month)</b>	\$2,688
<b>Lot</b>	\$126,200	<b>School</b>	\$675 (2022)	<b>Common Exp.</b>	
<b>Building</b>	\$557,900	<b>Infrastructure</b>		<b>Electricity</b>	\$1,186
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	\$721
<b>Total</b>	\$684,100	<b>Total</b>	\$6,245	<b>Total</b>	\$4,595

## Room(s) and Additional Space(s)

No. of Rooms	13	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	11.4 X 11.4 ft	Wood		
GF	Dining room	11.3 X 9.5 ft	Wood		
GF	Kitchen	15.6 X 10.11 ft	Wood		
GF	Dinette	13.1 X 11 ft	Wood		

GF	Powder room	5.5 X 4.4 ft	Ceramic	
2	Primary bedroom	10.1 X 16.4 ft	Wood	
2	Ensuite	5.9 X 8.7 ft	Ceramic	separate shower & heated floor
2	Bedroom	11.4 X 11.2 ft	Wood	
2	Bedroom	13.4 X 10.8 ft	Wood	
2	Bathroom	7.1 X 11.4 ft	Ceramic	separate shower
BA1	Playroom	21.2 X 19.11 ft	Carpet	
BA1	Office	7.6 X 7.2 ft	Carpet	
BA1	Laundry room	8.8 X 8.7 ft	Carpet	
<b>Additional Space</b>		<b>Size</b>	<b>Cadastre/Unit number</b>	<b>Description of Rights</b>
Garage		20.8 X 21.6 ft		
Patio		23.5 X 21.4 ft		

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	Water heater - 1
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Siding</b>		<b>Pool</b>	
<b>Windows</b>		<b>Cadastre - Parkg (incl. pr</b>	
<b>Window Type</b>		<b>Cadastre - Parkg (excl. pr</b>	
<b>Energy/Heating</b>	Natural gas	<b>Parkg (total)</b>	Garage (2)
<b>Heating System</b>	Forced air	<b>Driveway</b>	Asphalt
<b>Basement</b>	6 feet and more, Finished basement	<b>Garage</b>	Attached
<b>Bathroom</b>	Ensuite bathroom, Separate shower	<b>Carport</b>	
<b>Washer/Dryer (installation)</b>	laundry room (Basement 1)	<b>Lot</b>	
<b>Fireplace-Stove</b>		<b>Topography</b>	
<b>Kitchen Cabinets</b>		<b>Distinctive Features</b>	
<b>Restrictions/Permissions</b>		<b>Water (access)</b>	
<b>Equipment/Services</b>	Central air conditioning, Central vacuum cleaner system installation, Electric garage door opener, Alarm system, Central heat pump	<b>View</b>	
<b>Building's Distinctive Features</b>		<b>Proximity</b>	
<b>Energy efficiency</b>		<b>Roofing</b>	Asphalt shingles

## Inclusions

all light fixtures (except those excluded), all window coverings, dishwasher, fridge, stove, microwave, washer, dryer, garage door opener with 2 remotes, alarm system hardware, central vacuum and accessories, 2 digital locks (basement & master bedroom closet), pergola on back deck.

## Exclusions

light fixtures in dining room and dinette, mirrors in all 3 bathrooms (Seller would be willing to replace those mirrors with standard bathroom mirrors)

## Broker - Remarks

Remarkable LEED certified townhouse in Pointe-Claire's Greenwich Village. This 3 bdrm unit is part of the Sotramont "HOMES" project, featuring high-end, quality construction with industry-leading energy efficiency. The main floor has a spacious, open-concept living area with high ceilings and an abundance of natural light. The kitchen is complete with a center island and bar seating, plus several custom upgrades including a dinette area with built in cabinets and counters. The upper floor features a primary bdrm with an ensuite bthrm and walk-in. End unit with larger bsmnt, plumbing for 3rd bthrm, and a 2-car garage. Now's your chance!

## Addendum

SOME KEY FEATURES :

- LEED certified construction
- Sprinkler protected double garage with utility sink
- Hardwood floors throughout
- Ensuite with quartz counters and large custom shower

-Corner unit with larger basement  
-Basement plumbing installed for 3rd bthrm.  
-Bio retention roof covering  
-Instant hot water heater (gas)  
-Exceptional sound-proofing  
-Irrigation and landscaping complete  
-Still under new home warranty  
-Spacious wood deck space with outdoor living area, dining area, gazebo and BBQ. Perfect for those long summer nights!

Pre-listing inspection report available.

New COL 2022 available.

Notary must be approved by the SELLER.

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

**Seller's Declaration**

Yes SD-40904

**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



Frontage



Interior



Living room



Dining room



Kitchen



Kitchen



Kitchen





Kitchen



Dinette



Interior



Powder room



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Basement



Basement



Laundry room



Patio



Patio