



Mark Broady, Residential and Commercial Real Estate Broker
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Centris No. 20737526 (Active)



\$685,000

158 Av. Heather
Pointe-Claire
H9R 3A4

Region Montréal
Neighbourhood Central West
Near Chestnut

Body of Water

Property Type	Split-level	Year Built	1956
Building Type	Detached	Expected Delivery Date	Seasonal
Intergenerational		Reposess./Judicial auth.	No
Building Size	34 X 38 ft	Trade possible	
Living Area		Cert. of Loc.	Yes (2023)
Building Area		File Number	
Lot Size	70 X 100 ft irr	Occupancy	100 days PP/PR
Lot Area	10,118 sqft		Accepted
Cadastre	2530883	Deed of Sale Signature	90 days PP/PR
			Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$3,991 (2024)	Common Exp.	
Lot	\$465,300	School	\$489 (2024)	Electricity	\$2,560
Building	\$170,200	Infrastructure		Oil	
		Water		Gas	
Total	\$635,500 (107.79%)	Total	\$4,480	Total	\$2,560

Room(s) and Additional Space(s)					
No. of Rooms	8	No. of Bedrooms (above ground + basement)	3+1	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	14 X 23.11 ft	Wood	Fireplace-Stove. wood fireplace	
GF	Dining room	8.3 X 12.5 ft	Wood		
GF	Kitchen	8.5 X 13.6 ft	Parquetry		
2	Primary bedroom	14.1 X 14.5 ft	Wood		
2	Bedroom	10.3 X 8.4 ft	Wood		
2	Bedroom	10.2 X 12 ft	Wood		
2	Bathroom	5.3 X 8.4 ft	Ceramic		
BA1	Playroom	13.9 X 16.8 ft	Linoleum		
BA1	Bedroom	10.4 X 10.3 ft	Carpet		
BA1	Bathroom	5.1 X 7 ft	Ceramic		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (3)
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)	basement (Basement 1)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM)
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, all window coverings, dishwasher, water heater, backyard shed

Exclusions

fridge, stove, washer, dryer

Remarks

Charming little back-split at 158 Heather in Pointe-Claire. Ideally located near Lakeshore Hospital, John Rennie High, école secondaire Felix-Leclerc, and the Pointe-Claire Plaza. This home features 3 bedrooms and 1 full bathroom on the upper level. The main floor offers a bright, spacious living room with cathedral ceilings, a renovated kitchen, and a dining room with access to a side-yard deck. The lower level includes a family room, an extra bedroom, another full bathroom, and a laundry room. The property boasts a huge backyard on over 10,000 sq. ft., with easy access to Hwy 20 and Cedar Park train station.

Addendum

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

The fireplace and chimney are sold without any warranty with respect to their functionality or compliance with applicable regulations and insurance company requirements.

The COL shows that the shed encroaches in the Bell Canada servitude and is too close to the property line . Any requirement for title insurance shall be at the BUYER's expense.

All offers must be accompanied by an up-to-date letter of financial pre-qualification, as well as proof of Canadian citizenship or residency from the BUYER.

The BUYER may choose the notary, but choice of notary must be agreeable to the SELLER. Signing must take place in the West Island.

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

Seller's Declaration

Yes SD-22647

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



Frontage



Interior



Living room



Living room



Living room



Living room



Kitchen



Kitchen



Kitchen



Dining room



Overall view



Dining room



Hall



Primary bedroom



Bedroom



Bedroom



Bathroom



Hall



Basement



Basement



Basement



Bedroom