



Mark Broady, Residential and Commercial Real Estate Broker
ROYAL LEPAGE VILLAGE
 Real Estate Agency
 263-C, boul. St-Jean
 Pointe-Claire (QC) H9R 3J1
<http://www.teambroady.ca>

514-991-3937 / 514-694-2121
 Fax : 514-695-1869
mbroady@royallepage.ca



Centris No. 21634712 (Active)



\$699,000

7 Av. Lakeside
Pointe-Claire
H9S 5G1

Region Montréal
Neighbourhood South East
Near Lakeshore
Body of Water

Property Type	Two or more storey	Year Built	1932
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	27 X 30 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2011)
Lot Size	75 X 155.8 ft	File Number	
Lot Area	11,681 sqft	Occupancy	2021-07-05
Cadastre	4252749	Deed of Sale Signature	2021-06-21
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2021	Municipal	\$3,757 (2021)	Common Exp.	
Lot	\$347,300	School	\$427 (2021)	Electricity	\$3,400
Building	\$131,700	Infrastructure		Oil	
		Water		Gas	
Total	\$479,000	Total	\$4,184	Total	\$3,400

Room(s) and Additional Space(s)					
No. of Rooms	9	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Veranda	25.8 X 9.3 ft	Wood	wrap around	
GF	Living room	20.1 X 12.4 ft	Wood	Fireplace-Stove.	
GF	Dining room	14.3 X 16.5 ft	Tiles		
GF	Kitchen	11 X 9.7 ft	Tiles	granite counters	
2	Master bedroom	19.9 X 14.5 ft	Wood	cathedral ceiling	
2	Bedroom	9.8 X 10.5 ft	Wood		
2	Bathroom	9.8 X 10.6 ft	Tiles	separate shower	
BA1	Playroom	16.2 X 9.9 ft	Ceramic		
BA1	Bathroom	7.10 X 9.7 ft	Ceramic		

Features	
Sewage System	Municipality
Water Supply	Municipality
Foundation	
Rented Equip. (monthly)	Water heater - 1 (\$14)
Renovations	
Pool	

Roofing	Asphalt shingles	Parkg (total)	Driveway (5), Garage (1)
Siding		Driveway	
Windows		Garage	Detached, Heated, Single width
Window Type		Carpport	
Energy/Heating	Heating oil	Lot	Fenced
Heating System	Convection baseboards, Hot water	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Separate shower	Water (access)	
Washer/Dryer (installation)	laundry room (1st level/Ground floor)	View	
Fireplace-Stove	Wood fireplace	Proximity	Alpine skiing, Bicycle path, Commuter train, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Electric garage door opener	Energy efficiency	
Restrictions/Permissions			

Inclusions

All light fixtures, all window treatments, fridge, built-in stove, built-in oven, microwave, dishwasher, washer, dryer, garage door opener & remote control, alarm equipment, shed, dog kennel, children's swing, gazebo.

Exclusions

Broker - Remarks

Incredible opportunity in Pointe-Claire South - located steps from the water. This 2 bedroom cottage is loaded with character and charm. This property offers over 11,000 sq. ft. of land with a 75 ft. frontage. Close to all amenities including commuter train, Ovide Park, Lakeside Pool, and the Canoe & Kayak Club.

Addendum

Visits shall begin as of Thursday, April 29, 2021.

In order to give sufficient exposure to the market, and a fair chance for all buyers and brokers to view the property, the Seller shall not respond to any offers before Tuesday, May 4, 2021.

Deadline to submit offers shall be 20h00 on Monday, May 3, 2021. All offers must be left open until 20h00 on May 4, 2021.

The fireplaces are sold without any warranty with respect to their compliance with applicable regulations and insurance company requirements.

Pre- listing building inspection report is available.

A new Certificate of Location has been ordered.

Sale with legal warranty

Seller's Declaration

Yes SD-09824

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



Veranda



Veranda



Veranda



Living room



Living room



Living room



Laundry room



Kitchen



Kitchen



Kitchen



Dining room



Dining room



Dining room



Hall



Staircase



Master bedroom



Master bedroom



Bedroom



Bathroom



Bathroom



Bathroom



Basement



Basement