

ROYAL LEPAGE VILLAGE
 Real Estate Agency
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 Pointe-Claire (QC) H9R 3J1
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Centris No. 21860047 (Active)



\$739,000

**148 Av. Windmill
 Pointe-Claire
 H9R 4Y7**

Region Montréal
Neighbourhood Central West
Near
Body of Water

Property Type	Bungalow	Year Built	1979
Building Type	Detached	Expected Delivery Date	Seasonal
Intergenerational		Reposess./Judicial auth.	No
Building Size	27 X 53 ft	Trade possible	
Living Area		Cert. of Loc.	Yes (2008)
Building Area		File Number	
Lot Size	100 X 103 ft irr	Occupancy	30 days PP/PR Accepted
Lot Area	7,525 sqft	Deed of Sale Signature	30 days PP/PR Accepted
Cadastre	2526372		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$4,199 (2024)	Common Exp.	
Lot	\$402,000	School	\$516 (2024)	Electricity	\$2,811
Building	\$266,700	Infrastructure		Oil	
		Water		Gas	
Total	\$668,700 (110.51%)	Total	\$4,715	Total	\$2,811

Room(s) and Additional Space(s)								
No. of Rooms	12		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	12.8 X 14.11 ft	Wood					
GF	Dining room	10.11 X 11.11 ft	Wood					
GF	Veranda	16.6 X 12.5 ft	Ceramic	Fireplace-Stove.				
GF	Kitchen	15.9 X 11.7 ft	Tiles	dinette				
GF	Primary bedroom	14.11 X 11.5 ft	Wood					
GF	Bathroom	8.2 X 5.6 ft	Ceramic					
GF	Bedroom	11.8 X 10.2 ft	Wood					
GF	Bedroom	9.8 X 13.8 ft	Wood					
GF	Bathroom	8.2 X 7.5 ft	Ceramic					
BA1	Playroom	28.7 X 16.2 ft	Carpet	Fireplace-Stove.				
BA1	Powder room	6.9 X 4.6 ft	Ceramic					
BA1	Laundry room	18.6 X 10.5 ft	Tiles					

Additional Space Garage	Size 12.11 X 26.7 ft
Features	
Sewage System	Municipality
Water Supply	Municipality
Foundation	Poured concrete
Roofing	Asphalt shingles
Siding	
Windows	
Window Type	
Energy/Heating	Electricity
Heating System	Forced air
Basement	6 feet and more, Finished basement
Bathroom	Ensuite bathroom
Washer/Dryer (installation)	basement (Basement 1)
Fireplace-Stove	Fireplace - Other: Propane
Kitchen Cabinets	
Property/Unit Amenity	Central air conditioning, Central heat pump
Restrictions/Permissions	
Pets	
Rented Equip. (monthly)	Water heater - 1 (\$14), Propane tank (\$15)
Renovations	
Pool	
Parkg (total)	Driveway (2), Garage (1)
Driveway	Asphalt
Garage	Attached, Single width
Carport	
Lot	
Topography	
Distinctive Features	
Water (access)	
View	
Proximity	
Building's Distinctive Features	
Energy efficiency	
Mobility impaired accessible	
Inclusions	
all appliances (fridge, stove, dishwasher, washer, dryer), all window dressings and blinds, all light fixtures.	
Exclusions	
Stand-up mirror in the primary bedroom	
Remarks	
Welcome to 148 Windmill - this large bungalow features 3 bedrooms with an en-suite bathroom in the primary bedroom, and a bright sunroom overlooking a nicely manicured backyard. Downstairs you will find lots of living space, including a powder room and workshop, with the potential to create a fourth bedroom. Ideally located on a quiet street near the golf course and Cedar Park, and within a short distance from Kuper Elementary School, Beacon Hill Elementary School, and high schools. This charming bungalow awaits you!	
Addendum	
- Sale without legal warranty - A new Certificate of Location has been ordered	
Upgrades over the years include: - new fridge (2023) - new hardwood floors (2015) - sunroom addition (2007) - new windows (2007)	
Sale without legal warranty of quality, at the buyer's risk and peril	
Seller's Declaration	Yes SD-44081
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



Interior



Living room



Living room



Overall view



Dining room



Solarium/Sunroom



Solarium/Sunroom



Kitchen



Kitchen



Dinette



Primary bedroom



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Hall



Playroom



Playroom



Powder room



Laundry room



Back facade