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Centris No. 21918725 (Active)

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\$699,000

80 Av. de Breslay
Pointe-Claire
H9S 4N2
Region Montréal
Neighbourhood South West
Near

Body of Water

Property Type	Two or more storey	Year Built	1946
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	25 X 37 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2025)
Lot Size	40 X 115 ft	File Number	
Lot Area	4,601 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	2526429	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$3,989 (2026)	Common Exp.	
Lot	\$384,700	School	\$501 (2026)	Electricity	\$3,277
Building	\$265,900	Infrastructure		Oil	
		Water		Gas	
Total	\$650,600 (107.44%)	Total	\$4,490	Total	\$3,277

Room(s) and Additional Space(s)					
No. of Rooms	10	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	23.1 X 11.5 ft	Wood		
GF	Dining room	9.11 X 10.11 ft	Wood		
GF	Kitchen	12.9 X 10.11 ft	vinyl		
GF	Family room	17.9 X 11.5 ft	Laminate floor		
2	Primary bedroom	14 X 11.2 ft	Wood		
2	Bedroom	15.3 X 8.8 ft	Wood		
2	Bedroom	10.5 X 7.7 ft	Wood		
2	Bathroom	9.1 X 4.9 ft	Ceramic		
BA1	Playroom	23 X 10.5 ft	Ceramic		
BA1	Bathroom	9.6 X 9.4 ft	Ceramic	washer/dryer	

Features

Sewage System	Municipality	Rented Equip. (monthly)	Propane tank (\$19)
Water Supply	Municipality	Renovations	
Foundation	Concrete blocks, Poured concrete	Pool	
Roofing		Parkg (total)	Driveway (2)
Siding		Driveway	Asphalt
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	Bathroom (Basement 1)	View	
Fireplace-Stove		Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, 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

Dishwasher, Stove, Fridge, Microwave, all light fixtures, blinds, spa, shed

Exclusions

All curtains and rods

Remarks

Located in one of the West Island's most desirable neighbourhoods, this charming 2-storey home offers an unbeatable lifestyle. Walk to Pointe-Claire Village, parks, schools, the yacht club, golf, and public transit. The spacious main floor features a family room extension and updated kitchen with gas stove. Enjoy a fully fenced yard with patio and hot tub. Upstairs offers 3 bedrooms and an updated bathroom with glass shower. Finished basement includes a playroom, 2nd bath, and laundry. (ceiling is just under 6 ft)

Addendum

Life at 80 de Breslay feels like living in a small-town summer retreat, right in the heart of the West Island. Imagine strolling into Pointe-Claire Village on a warm evening, choosing from its charming restaurants, and finishing the night with an ice cream from Wild Willy's as you walk along the lake. Weekends are for paddle boarding, kayaking, or simply enjoying the waterfront just steps away.

Mornings are effortless, with top French and English elementary schools nearby, making daily routines simple and stress-free. Afternoons are spent at the many local parks, where kids can run, play, and grow in a true community setting.

At home, the main level offers a welcoming space for family life and entertaining, with a spacious family room extension that naturally becomes the heart of the home. Downstairs, the basement playroom is the perfect hangout for young children and their friends, a cozy space designed just for them, with slightly lower ceilings adding to its tucked-away charm.

As the seasons change, the lifestyle only gets better. Picture winter nights unwinding in the spa, soaking under the stars before heading inside to warmth and comfort.

Set on a quiet street with wonderful neighbours, this is a home that offers more than just a place to live, it offers a way of life. Whether you are a young couple starting out, a growing family, or looking to simplify without compromise, 80 de Breslay is where convenience, community, and lifestyle come together effortlessly.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-92883

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



Backyard



Living room



Living room



Dining room



Dining room



Family room



Family room



Kitchen



Kitchen



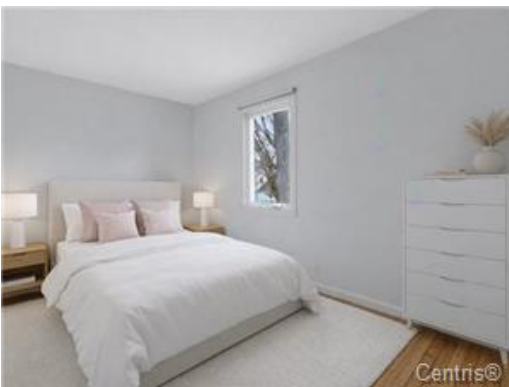
Interior



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bathroom



Playroom



Basement



Bathroom



Bathroom



Patio



Backyard



Back facade