



Catherine Broady, Residential and Commercial Real Estate Broker
 Catherine Broady Inc.
ROYAL LEPAGE VILLAGE, Real Estate Agency
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Centris No. 22963655 (Active)



\$6,950/month X 24 month(s)

**5 Av. Stewart
 Pointe-Claire
 H9S 5T5**

Region Montréal
Neighbourhood South East
Near
Body of Water

Property Type	Two or more storey	Year Built	2000
Building Type	Detached	Expected Delivery Date	Seasonal
Intergenerational		Reposess./Judicial auth.	No
Building Size		Trade possible	
Living Area		Cert. of Loc.	No
Building Area		File Number	
Lot Size	135 X 105 ft irr	Occupancy	2023-07-05
Lot Area	9,035 sqft	Deed of Sale Signature	2023-07-05
Cadastre	4253196		
Zoning	Residential		

Municipal Assessment	Taxes (annual)	Expenses/Energy (annual)
Year	Municipal	Common Exp.
Lot	School	Electricity
Building	Infrastructure	Oil
	Water	Gas
Total	Total	Total

Room(s) and Additional Space(s)					
No. of Rooms	13	No. of Bedrooms (above ground + basement)	4+1	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	17.4 X 18 ft	Wood	Fireplace-Stove. gas fireplace	
GF	Dining room	15 X 14.2 ft	Wood		
GF	Kitchen	15.6 X 11.5 ft	Ceramic	granit counters	
GF	Dinette	10.7 X 11.5 ft	Ceramic		
GF	Office	14.11 X 11.4 ft	Wood		
2	Primary bedroom	26.11 X 17.2 ft	Wood	ensuite/walk-in	
2	Bedroom	17.5 X 11.4 ft	Wood		
2	Bedroom	12.1 X 11.5 ft	Wood		
2	Bedroom	11.11 X 12.10 ft	Wood		
BA1	Playroom	29 X 17.4 ft	Wood	Fireplace-Stove. gas fireplace	
BA1	Bedroom	11.11 X 10.3 ft	Wood		
BA1	Office	14.7 X 12.10 ft	Wood		
BA1	Office	11.9 X 12 ft	Wood		
BA1	Wine cellar	11.3 X 10.5 ft	Slate		

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$16)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Inground
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (2)
Siding		Driveway	Double width or more, Paving stone
Windows		Garage	Attached, Double width or more
Window Type		Carport	
Energy/Heating	Heating oil	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement, Outdoor entrance	Distinctive Features	Cul-de-sac
Bathroom	Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)	laundry room (1st level/Ground floor)	View	View of the water
Fireplace-Stove	Fireplace - Other: Propane	Proximity	Bicycle path, Elementary school, Golf, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central air conditioning, Air exchange system, Electric garage door opener	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	

Inclusions

Fridge, stove, dishwasher, washer, dryer, electric garage door openers

Exclusions

Heating oil, electricity/hydro, hot water tank rental fee, water tax, lawn care and all other landscaping and lawn and garden maintenance, snow removal, internet, TV, phone, pool opening and closing and pool cleaning, propane usage for fireplace

Broker - Remarks

Elegant, stone front Chateau-style home located on one of Pointe Claire's most prestigious waterfront crescents. Features 4 + 1 bedrooms, 3 1/2 bathrooms, living room with gas fireplace and vaulted ceilings, main level office or den, and ground-floor laundry room. Also has large finished basement with cozy family room with gas fireplace, extra 5th bedroom, 2 offices, full bathroom with shower and a fabulous wine cellar. Backyard has IG pool with water feature. There is deeded water access across the street and a walking path leading to Stewart Hall.

Addendum

-No smoking of any kind

-Pet at lessor's discretion

-No short term rentals/ Air BNB rentals or sublets

-Lessee must provide detailed credit check, letter of reference, and proof of employment

-Proof of tenant's insurance and liability insurance for \$2 million to be provided before occupancy for the whole duration of the lease

-Any maintenance costs under \$300 shall be the responsibility of the lessee. Anything over \$300 the lessee will cover the first \$300 and the lessor will pay the difference

-A full tank of oil and propane will be provided at the beginning of the lease. Lessee is responsible for providing a full tank of oil and propane at the end of their lease

-Lessee is responsible for leaving the home in the same condition as it was when they moved in

Seller's Declaration

No

Source

ROYAL LEPAGE VILLAGE, Real Estate Agency



Frontage



Pool



Frontage



Interior



Living room



Living room



Living room



Living room



Dining room



Kitchen



Kitchen



Dinette



Dinette



Powder room



Laundry room



Staircase



Primary bedroom



Primary bedroom



Primary bedroom



Ensuite bathroom



Ensuite bathroom



Ensuite bathroom



Bedroom



Bedroom