



**Catherine Broady**, Residential and Commercial Real Estate Broker  
 Catherine Broady Inc.  
**ROYAL LEPAGE VILLAGE**, Real Estate Agency  
 263-C, boul. St-Jean  
 Pointe-Claire (QC) H9R 3J1  
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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  
**Building Type** Detached  
**Intergenerational**  
**Building Size**  
**Living Area**  
**Building Area**  
**Lot Size** 135 X 105 ft irr  
**Lot Area** 9,035 sqft  
**Cadastre** 4253196  
**Zoning** Residential

**Year Built** 2000  
**Expected Delivery Date**  
**Seasonal**  
**Reposess./Judicial auth.** No  
**Trade possible**  
**Cert. of Loc.** No  
**File Number**  
**Occupancy** 2023-07-05  
**Deed of Sale Signature** 2023-07-05

#### Municipal Assessment

**Year**  
**Lot**  
**Building**

#### Taxes (annual)

**Municipal**  
**School**  
**Infrastructure**  
**Water**

#### Expenses/Energy (annual)

**Common Exp.**  
**Electricity**  
**Oil**  
**Gas**

**Total**

**Total**

**Total**

#### Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
13		4+1		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

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

## 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