

**ROYAL LEPAGE VILLAGE**  
 Real Estate Agency  
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 Pointe-Claire (QC) H9R 3J1  
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**Centris No.** 23344595 (Active)



**\$649,000**

**90 Av. Broadview  
 Pointe-Claire  
 H9R 3Z4**

**Region** Montréal  
**Neighbourhood** Central East  
**Near** Belmont  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1950
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	48 X 31 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2023)
<b>Lot Size</b>	50 X 250 ft	<b>File Number</b>	
<b>Lot Area</b>	12,550 sqft	<b>Occupancy</b>	60 days PP/PR Accepted
<b>Cadastre</b>	4251302	<b>Deed of Sale Signature</b>	60 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2023	<b>Municipal</b>	\$4,240 (2023)	<b>Common Exp.</b>	
<b>Lot</b>	\$349,800	<b>School</b>	\$521 (2023)	<b>Electricity</b>	\$3,310
<b>Building</b>	\$353,800	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>	\$101 (2023)	<b>Gas</b>	
<b>Total</b>	\$703,600 (92.24%)	<b>Total</b>	\$4,862	<b>Total</b>	\$3,310

Room(s) and Additional Space(s)					
No. of Rooms	14	No. of Bedrooms (above ground + basement)	4+1	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	11.11 X 11.6 ft	Wood	Fireplace-Stove. wood fireplace	
GF	Dining room	10.7 X 12 ft	Wood		
GF	Kitchen	12.6 X 8.6 ft	Laminate floor	dINETTE	
GF	Family room	13.4 X 23.3 ft	Laminate floor	Fireplace-Stove. ethanol fireplace	
GF	Bedroom	12.6 X 9.1 ft	Laminate floor		
GF	Bathroom	9.2 X 5.5 ft	Ceramic		
2	Primary bedroom	13.6 X 11.8 ft	Laminate floor		
2	Walk-in closet	17 X 7.10 ft	Laminate floor	+ office	
2	ensuite bathroom	8.4 X 10.4 ft	Ceramic	separate shower	
2	Bedroom	12.4 X 12.1 ft	Wood		
2	Bedroom	11 X 12 ft	Wood		
BA1	Playroom	19.3 X 10.10 ft	Flexible floor coverings		

BA1	Bedroom	13.4 X 11.5 ft	Flexible floor coverings
BA1	Laundry room	10.7 X 10.3 ft	Ceramic

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (4)
<b>Siding</b>		<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Electric baseboard units	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>	Ensuite bathroom, Separate shower	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	laundry room (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace, Fireplace - Other: ethanol	<b>Proximity</b>	Bicycle path, Commuter train, Elementary school, High school, Highway, Hospital, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Wall-mounted air conditioning, Wall-mounted heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	

## Inclusions

all light fixtures, all window coverings, fridge, stove, dishwasher, washer, dryer, chest freezer in basement, backyard shed.

## Exclusions

## Broker - Remarks

Charming Pointe-Claire home with a twist! This 4+1 bed, 2-bath residence offers unique character and a spacious layout. The back extension boasts a generous family room on the main floor and a remarkable primary suite upstairs, featuring an ensuite bath and walk-in closet. The finished basement includes a bedroom, playroom, and laundry area, awaiting your personal touch. With a massive, west-facing backyard on a 12,000+ sq ft lot, there's ample room for playing and entertaining. Situated near schools, parks, and offering a prime location for young families. Embrace the opportunity to make this your dream home!"

## Addendum

This 1950s home originally had 1 main-floor bedroom and bathroom, and 2 bedrooms upstairs with no bathroom on the 2nd level. A large extension was built in the late 1960s, adding a main-floor family room, and a spacious primary bedroom with walk-in closet and ensuite bathroom.

Located walking distance to St. Thomas and St. John Fisher Senior high schools, and St. John Fisher elementary school. Also close proximity to Valois train station, and Valois Park, which includes a community pool and splash-pad in the summer, as well as a climate-controlled outdoor hockey rink in the winter.

Sale without legal warranty of quality, at the BUYER's risk and peril

Fireplaces and chimneys are sold "as is" without any guarantees with respect to their compliance with applicable regulations and insurance company requirements.

Pre-listing building inspection report is available.

All offers must be accompanied by an up-to-date letter of financial pre-qualification, as well as proof of Canadian citizenship or residency from the BUYER.

The BUYER may choose the notary, but must be agreeable to the SELLER.

**Sale without legal warranty of quality, at the buyer's risk and peril**

**Seller's Declaration**

Yes SD-28950

**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



Exterior



Interior



Living room



Living room



Dining room



Dining room



Family room



Family room



Dinette



Kitchen



Kitchen



Kitchen



Bedroom



Bathroom



Primary bedroom



Primary bedroom



Walk-in closet



Ensuite bathroom



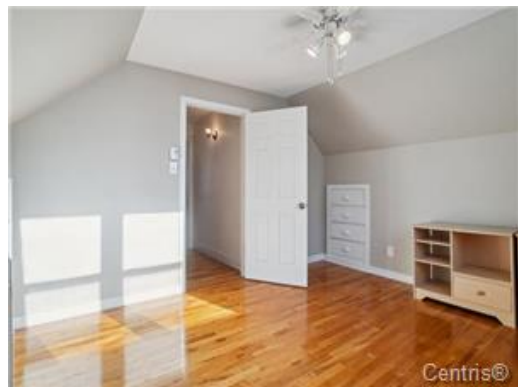
Bedroom



Bedroom



Bedroom



Bedroom