



Mark Broady, Residential and Commercial Real Estate Broker
ROYAL LEPAGE VILLAGE
 Real Estate Agency
 263-C, boul. St-Jean
 Pointe-Claire (QC) H9R 3J1
<http://www.teambroady.ca>

514-991-3937 / 514-694-2121
 Fax : 514-695-1869
mbroady@royallepage.ca



Centris No. 23448229 (Active)



\$1,145,000

**114 Av. Astoria
 Pointe-Claire
 H9S 5A8**

Region Montréal
Neighbourhood South East
Near
Body of Water

Property Type	Two or more storey	Year Built	1961
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	50 X 37 ft irr	Reposess./Judicial auth.	No
Living Area	2,298 sqft	Trade possible	
Building Area	1,130 sqft	Cert. of Loc.	Yes (2023)
Lot Size	60 X 91 ft irr	File Number	
Lot Area	6,777 sqft	Occupancy	2024-08-01
Cadastre	4253797	Deed of Sale Signature	2024-08-01
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$6,410 (2024)	Common Exp.	
Lot	\$409,200	School	\$784 (2023)	Electricity	\$2,670
Building	\$612,700	Infrastructure		Oil	
		Water		Gas	
Total	\$1,021,900 (112.05%)	Total	\$7,194	Total	\$2,670

Room(s) and Additional Space(s)					
No. of Rooms	13	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	13.7 X 26.2 ft	Wood	Fireplace-Stove. wood fireplace	
GF	Dining room	14.3 X 11.11 ft	Wood		
GF	Kitchen	14.3 X 13.3 ft	Ceramic	dINETTE	
GF	Family room	13.8 X 16 ft	Wood	home office	
GF	Powder room	4.3 X 4.2 ft	Ceramic		
2	Primary bedroom	14.1 X 16.10 ft	Wood	walk-in	
2	ensuite	8.1 X 5.2 ft	Ceramic		
2	Bedroom	14.6 X 12.5 ft	Wood		
2	Bedroom	14.1 X 9.2 ft	Wood		
2	Bedroom	10.6 X 12.6 ft	Wood		
2	Bathroom	8 X 5.2 ft	Ceramic		
BA1	Playroom	26.8 X 24 ft	Ceramic	washer/dryer	
BA1	Playroom	8.5 X 8.7 ft	Ceramic		
Additional Space			Size		

Garage	13.10 X 20.1 ft
--------	-----------------

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	Fenestration - 2000 (\$8,512), Insulation - 2019 (\$7,251), Roof covering - 2021 (\$14,941)
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (1)
Siding		Driveway	Asphalt, Double width or more
Windows		Garage	Attached, Single width
Window Type		Carpot	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Commuter train, Elementary school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central air conditioning, Central vacuum cleaner system installation, Electric garage door opener, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

all lighting fixtures, all window coverings, dishwashers, stoves, extractor hood, mirrors & bathroom accessories, central vacuum and accessories, garage door opener and keypad, water heater, alarm system

Exclusions

Remarks

Welcome to 114 Astoria. This wonderful 4-bedroom Canadiana style cottage is nestled in the prestigious Priest Farm neighbourhood of Pointe-Claire South. It features a spacious layout and sits on a generous 6,700+ sq. ft. lot with western exposure. Upstairs, discover 2 full bathrooms, including a renovated family bath and an ensuite. The main floor features a powder room and a versatile family room / home office with access to the back deck. The fully finished basement offers a section with heated ceramic floors, and ample storage space. Complete with a single garage, this meticulously maintained home awaits your personal touch.

Addendum

At the SELLER's request, visits shall commence no sooner than 10h00 on Saturday, March 9, 2024.

Living area, building area provided are approximate. To be verified by the BUYER.

Pre-listing inspection report is available

Fireplace and chimney are sold "as is" with no guarantee regarding their compliance with current fire safety or insurance requirements.

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 the notary must be agreeable to the SELLER.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-25470

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



Frontage



Interior



Interior



Living room



Living room



Living room



Living room



Dining room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Dinette



Family room



Family room



Family room



Powder room



Hall



Primary bedroom



Primary bedroom



Primary bedroom