

**ROYAL LEPAGE VILLAGE**  
 Real Estate Agency  
 263-C, boul. St-Jean  
 Pointe-Claire (QC) H9R 3J1  
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**Centris No.** 24267531 (Active)



**\$3,250/month X 12 month(s)**

**497 Av. Donegani**  
**Pointe-Claire**  
**H9R 2W7**

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

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	2008
<b>Building Type</b>	Semi-detached	<b>Expected Delivery Date</b>	Seasonal
<b>Building Type</b>	Intergenerational	<b>Reposess./Judicial auth.</b>	No
<b>Building Size</b>		<b>Trade possible</b>	
<b>Living Area</b>		<b>Cert. of Loc.</b>	No
<b>Building Area</b>		<b>File Number</b>	
<b>Lot Size</b>		<b>Occupancy</b>	2023-05-01
<b>Lot Area</b>	3,752 sqft	<b>Deed of Sale Signature</b>	
<b>Cadastre</b>	2526615		
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>		<b>Municipal</b>		<b>Common Exp.</b>	
<b>Lot</b>		<b>School</b>		<b>Electricity</b>	\$2,450
<b>Building</b>		<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>		<b>Total</b>		<b>Total</b>	\$2,450

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	8	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	12.8 X 13.2 ft	Wood		
GF	Dining room	14.8 X 10 ft	Wood		
GF	Kitchen	13.5 X 9 ft	Ceramic		
GF	Dinette	13.4 X 11 ft	Wood		
2	Primary bedroom	13.10 X 14.7 ft	Wood		
2	Bedroom	11.3 X 10 ft	Wood		
2	Bedroom	11.3 X 10 ft	Wood		
BA1	Playroom	12.5 X 11.3 ft	Laminate floor		

<b>Features</b>			
<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>		<b>Pool</b>	
<b>Roofing</b>		<b>Parkg (total)</b>	Garage (2)

<b>Siding</b>		<b>Driveway</b>	
<b>Windows</b>		<b>Garage</b>	Attached, Double width or more
<b>Window Type</b>		<b>Carpport</b>	
<b>Energy/Heating</b>	Electricity	<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>	
<b>Bathroom</b>	Ensuite bathroom	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Basement (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>		<b>Proximity</b>	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Central air conditioning, Electric garage door opener, Central heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	

### Inclusions

Fridge, stove, dishwasher, blinds, electric garage door opener and 2 remotes

### Exclusions

washer, dryer, Heating, hydro, tv, internet, phone, propane (if wanted and rental of tank)

### Broker - Remarks

Bright and spacious 3 Bedroom Townhouse featuring Kitchen with Granite countertops, Exotic Hardwood floors throughout, 9 ft. ceilings, 3 1/2 bathrooms, private 2 car garage. Great location: walk to train, shops and easy access to highway.

### Addendum

- No Smoking
- Pets at Lessor's discretion
- Proof of liability insurance required for full duration of lease
- Full credit check, proof of employment and letter of reference
- Gas fireplace has no propane tank if the lessee wishes to get one it will be at their expense

### Seller's Declaration

No

### Source

ROYAL LEPAGE VILLAGE, Real Estate Agency



Frontage



Living room



Living room



Living room



Dining room



Dinette



Dinette



Kitchen



**Kitchen**



**Powder room**



**Primary bedroom**



**Primary bedroom**



**Primary bedroom**



**Ensuite bathroom**



**Bedroom**



**Bedroom**



Bathroom



Bathroom



Basement



Basement



Bathroom



Bathroom



Patio



Back facade