ROYAL LEPAGE VILLAGE
Real Estate Agency
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Pointe-Claire (QC) H9R 3J1
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Centris No. 24982007 **(Active)**

$675,000

80 Av. Broadview
Pointe-Claire
H9R 3Z4

Region	Montréal
Neighbourhood	Central East
Near	Belmont
Body of Water	

Property Type	Two or more storey	**Year Built**	1947
Building Type	Detached	**Expected Delivery Date**	
Intergenerational		**Seasonal**	
Building Size	30 X 32 ft irr	**Reposess./Judicial auth.**	No
Living Area		**Trade possible**	
Building Area	960 sqft	**Cert. of Loc.**	Yes (1986)
Lot Size	100 X 252 ft	**File Number**	
Lot Area	25,100 sqft	**Occupancy**	30 days PP/PR Accepted
Cadastre	4251298	**Deed of Sale Signature**	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment

Year	2020
Lot	$396,400
Building	$213,700
Total	$610,100

Taxes (annual)

Municipal	$5,500 (2020)
School	$531 (2020)
Infrastructure	
Water	
Total	$6,031

Expenses/Energy (annual)

Common Exp.	
Electricity	$1,010
Oil	
Gas	
Total	$1,010

Room(s) and Additional Space(s)

No. of Rooms 15 **No. of Bedrooms** 4+0 **No. of Bathrooms and Powder Rooms** 1+2

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	19 X 11.6 ft	Wood	
GF	Dining room	13.9 X 8.4 ft	Wood	
GF	Kitchen	12.6 X 9 ft	Wood	
GF	Family room	8.3 X 25 ft	Ceramic	patio door to backyard
GF	Mudroom	10 X 8 ft	Wood	
GF	Powder room	4.4 X 4.7 ft	Wood	
GF	Shower / sauna	8 X 7 ft irr	Ceramic	
2	Master bedroom	12 X 19 ft	Carpet	
2	Bedroom	9 X 9 ft	Wood	
2	Bedroom	14 X 8.9 ft	Wood	
2	Bedroom	14 X 10.6 ft	Wood	
2	Bathroom	10 X 6 ft	Ceramic	

BA1	Playroom	16 X 9 ft	Concrete
BA1	Laundry room	11 X 6 ft	Concrete
BA1	Powder room	8 X 5.10 ft	Linoleum

Features

Sewage System	Municipality	**Rented Equip. (monthly)**	water tank (Oil)
Water Supply	Municipality	**Renovations**	
Foundation	Poured concrete	**Pool**	Inground
Roofing	Asphalt shingles	**Parkg (total)**	Driveway (4)
Siding		**Driveway**	Asphalt
Windows		**Garage**	
Window Type		**Carport**	
Energy/Heating	Heating oil	**Lot**	
Heating System	Forced air	**Topography**	
Basement	6 feet and more	**Distinctive Features**	
Bathroom		**Water (access)**	
Washer/Dryer (installation)		**View**	
Fireplace-Stove		**Proximity**	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Public transportation
Kitchen Cabinets		**Building's Distinctive Features**	
Equipment/Services		**Energy efficiency**	

Inclusions

all blinds, all light fixtures, backyard shed

Exclusions

curtains & curtain rods, dishwasher, fridge, stove, microwave, dining room chandelier, certain plants that the Seller has transplanted in the vegetable garden in the back, and on the south side of the house.

Broker - Remarks

Incredible opportunity to acquire this spectacular lot in the heart of Pointe-Claire. This property is 100 ft wide X 250 ft deep - offering endless possibilities to renovate, extend, or to build new. Located steps away from Lindsay Place High School, Saint-John Fisher Elementary, Valois park, train station, and Valois village.

Addendum

Sale without legal warranty of quality at buyer's risk.

All buyers are encouraged to drive by or view the exterior of the home before requesting a visit to the interior.

Visits commence Wednesday, October 28th.

Written letter of pre-approval to accompany all offers.

Deadline to submit offers shall be 21h00 Monday, November 2, 2020.

All offers must be left open until 21h00 Tuesday, November 3, 2020.

The Seller reserves the right to respond to any offer at any time.

A new certificate of location has been ordered. Delivery date shall be November 3, 2020.

Notary may be chosen by the Buyer, but the signing must take place in the West Island or must be done by electronic signature. Any related travel costs shall be at the buyer's expense.

Pointe Claire offers many outdoor pools, (great for kids swimming lessons), indoor pool & gym, hockey arena and 2 libraries

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

Seller’s Declaration Yes SD-53715

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

Backyard

Backyard

Backyard

Backyard

Aerial photo

Aerial photo

Aerial photo

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Aerial photo

Aerial photo