

**ROYAL LEPAGE VILLAGE**  
 Real Estate Agency  
 263-C, boul. St-Jean  
 Pointe-Claire (QC) H9R 3J1  
<http://royallepagevillage.com>

Office : 514-694-2121  
 Fax : 514-695-1869  
[village@royallepage.ca](mailto:village@royallepage.ca)



**Centris No.** 25142724 (Active)



**\$549,000**

**48 Av. Prince-Edward**  
**Pointe-Claire**  
**H9R 4C5**

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

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1939
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	40 X 28 ft	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>	1,120 sqft	<b>Cert. of Loc.</b>	Yes (2001)
<b>Lot Size</b>	60 X 95 ft	<b>File Number</b>	
<b>Lot Area</b>	5,789 sqft	<b>Occupancy</b>	60 days PP/PR Accepted
<b>Cadastre</b>	4251215	<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>	2020	<b>Municipal</b>	\$3,267 (2020)	<b>Common Exp.</b>	
<b>Lot</b>	\$182,900	<b>School</b>	\$358 (2020)	<b>Electricity</b>	\$1,310
<b>Building</b>	\$235,700	<b>Infrastructure</b>		<b>Oil</b>	\$1,144
		<b>Water</b>	\$85 (2020)	<b>Gas</b>	
<b>Total</b>	\$418,600	<b>Total</b>	\$3,710	<b>Total</b>	\$2,454

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

No. of Rooms		No. of Bedrooms		No. of Bathrooms and Powder Rooms	
13		3+2		2+1	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	14 X 11.3 ft	Wood		
GF	Dining room	13 X 11.3 ft	Wood		
GF	Kitchen	13.2 X 11.5 ft	Tiles		
GF	Family room	21 X 14 ft	Wood		
GF	Powder room	5.7 X 5 ft	Ceramic		
2	Master bedroom	20 X 10.3 ft	Wood	carpet over wood	
2	Bedroom	11.6 X 8.10 ft	Wood		
2	Bedroom	11.10 X 11.4 ft	Wood		
2	Bathroom	7.4 X 6.8 ft	Linoleum		
BA1	Bedroom	14.3 X 9.11 ft	Carpet		
BA1	Bedroom	14.3 X 8.3 ft	Carpet		
BA1	Bathroom	10.10 X 6.5 ft	Ceramic		

BA1	Storage	26 X 23 ft irr	Concrete	low ceilings
<b>Features</b>				
<b>Sewage System</b>	Municipality		<b>Rented Equip. (monthly)</b>	Water heater - 1 (\$13)
<b>Water Supply</b>	Municipality		<b>Renovations</b>	
<b>Foundation</b>	Poured concrete		<b>Pool</b>	
<b>Roofing</b>	metal roof		<b>Parkg (total)</b>	Driveway (2)
<b>Siding</b>	Ispro		<b>Driveway</b>	Double width or more, Paving stone
<b>Windows</b>			<b>Garage</b>	
<b>Window Type</b>			<b>Carport</b>	
<b>Energy/Heating</b>	Dual energy, Heating oil		<b>Lot</b>	
<b>Heating System</b>	Forced air		<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement		<b>Distinctive Features</b>	
<b>Bathroom</b>			<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	laundry room (Basement 1)		<b>View</b>	
<b>Fireplace-Stove</b>			<b>Proximity</b>	Bicycle path, Commuter train, Daycare centre, Elementary school, Golf, High school, Hospital, Park, Public transportation
<b>Kitchen Cabinets</b>			<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Central heat pump		<b>Energy efficiency</b>	Energy rating (76)

### Inclusions

all light fixtures, all window coverings, all bthr fixtures and mirrors, dishwasher, fridge, stove, washer, dryer, Murphy bed in FMR, central vacuum & accessories, electric fireplace insert in living room, desk / work station in 2 nd floor office, piano, portable gasoline generator, 2 backyard sheds

### Exclusions

### Broker - Remarks

Charming, bright and spacious 3 + 2 bdrm, 2 + 1 bthrm cottage with family room extension located in fabulous location. Walking distance to schools, Pointe Claire community centre and Terra Cotta Park. Updates include 50 yr metal roof, ISPRO siding, new French drains & sewer drains. This home is loaded with character and perfect for a young family.

### Addendum

Visits begin as of Saturday, September 26, 2020.

This home has undergone a pre-listing building inspection. The report from this inspection is available and forms an integral part of the Seller's Declarations.

The Seller requests that in the event there are one or more offers submitted on the immovable during the first week on the market, that they be given a reasonable delay to respond. Therefore, the Seller shall not respond to any offers before Tuesday, September 29th, 2020.

This is to allow all potential buyers and collaborating brokers a fair chance to visit the property and submit offers .

Deadline to submit offers: 18h00 Monday, September 28, 2020.

All offers must be left open until 21h00 on Tuesday, September 29, 2020.

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

A new certificate of location has been ordered, scheduled for delivery on November 10, 2020.

A new hot water tank is to be installed on October 13, 2020.

<b>Sale with legal warranty</b>
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<b>Seller's Declaration</b>
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Yes SD-55051
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<b>Source</b>
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ROYAL LEPAGE VILLAGE, Real Estate Agency
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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.
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Frontage



Hall



Living room



Living room



Living room



Dining room



Kitchen



Kitchen





Kitchen



Kitchen



Interior



Family room



Family room



Hall



Hall



Master bedroom



Master bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Basement



Basement



Basement