ROYAL LEPAGE VILLAGE
Real Estate Agency
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Centris No. 25364883 **(Active)**

[See all pictures](#)





$3,950/month X 12 month(s)

22 Tsse Monet
Pointe-Claire
H9R 6C2

Region	Montréal
Neighbourhood	Central West
Near	Hymus
Body of Water	

Property Type	Two or more storey	**Year Built**	2008
Building Type	Attached corner unit	**Expected Delivery Date**	
Intergenerational		**Seasonal**	
Building Size		**Reposess./Judicial auth.**	No
Living Area	2,130 sqft	**Trade possible**	
Building Area		**Cert. of Loc.**	No
Lot Size		**File Number**	
Lot Area		**Occupancy**	2026-11-05
Cadastre	4118458	**Deed of Sale Signature**	5 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment

Year	
Lot	
Building	
Total	

Taxes (annual)

Municipal	
School	
Infrastructure	
Water	
Total	

Expenses/Energy (annual)

Common Exp.	
Electricity	$1,350
Oil	
Gas	
Total	$1,350

Room(s) and Additional Space(s)

No. of Rooms 14 **No. of Bedrooms (above ground + basement)** 4+0 **No. of Bathrooms and Powder Rooms** 3+2

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	14.9 X 12.6 ft	Wood	Fireplace-Stove. gas fireplace
GF	Dining room	14 X 12.6 ft	Wood	Bay window
GF	Kitchen	10.9 X 10.2 ft	Ceramic	
GF	Dinette	13.8 X 8.8 ft	Ceramic	Patio doors
GF	Powder room	5.3 X 4.11 ft	Ceramic	
2	Primary bedroom	13.7 X 12.8 ft	Wood	Ensuite + Walk-in
2	Ensuite bathroom	6.9 X 5.9 ft	Ceramic	
2	Bedroom	12.8 X 10 ft	Wood	
2	Bedroom	11.6 X 9.5 ft	Wood	
2	Bathroom	9.4 X 8.5 ft	Ceramic	
3	Mezzanine	20.10 X 14 ft	Wood	4th bedroom
3	Bathroom	5.9 X 5.8 ft	Ceramic	

BA1	Playroom	15.9 X 10 ft	Laminate floor	washer/dryer
BA1	Powder room	4.11 X 5.9 ft	Ceramic	

Additional Space	Size
Garage	19 X 17 ft
Patio	22 X 21 ft

Features

Sewage System	Municipality	**Rented Equip. (monthly)**	
Water Supply	Municipality	**Renovations**	
Foundation	Poured concrete	**Pool**	
Roofing	Asphalt shingles	**Parkg (total)**	Driveway (1), Garage (2)
Siding		**Driveway**	Asphalt
Windows		**Garage**	Attached, Built-in, Double width or more, Heated
Window Type		**Carport**	
Energy/Heating	Electricity	**Lot**	
Heating System	Forced air	**Topography**	
Basement	6 feet and more, Finished basement	**Distinctive Features**	
Bathroom	Ensuite bathroom, Separate shower	**Water (access)**	
Washer/Dryer (installation)		**View**	
Fireplace-Stove	Gas fireplace	**Proximity**	Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM)
Kitchen Cabinets		**Building's Distinctive Features**	
Property/Unit Amenity	Central air conditioning, Air exchange system, Electric garage door opener, Alarm system, Central heat pump	**Energy efficiency**	
Restrictions/Permissions		**Mobility impaired accessible**	
Pets			

Inclusions

fridge, stove, dishwasher, washer, dryer, 1 remote for fireplace, garage door opener with remote, window treatments, alarm system hardware (not alarm services), lawn maintenance for common areas, snow removal of common areas (not front steps or patio).

Exclusions

All utilities (electricity, phone, internet, tv, etc.).

Remarks

Executive townhouse rental located at the end of a private circle. Sunny bright corner-unit facing south, surrounded by landscaped gardens for privacy. It features 3 bedrooms on the 2nd floor, a 3rd floor mezzanine with balcony and ensuite, and a fitness lounge in the basement with a powder room. A rare 3 full bathrooms and 2 powder rooms home. Large kitchen with induction range and top of the line appliances. Smart thermostat. Bike path. Walking distance to Kuper Academy, Fairview Mall, restaurants, REM. Easy access to highways 20 and 40. Available November 1st.

Addendum

Located close to Kuper Academy private school, Lakeshore Hospital, Highway 40, Fairview Shopping Centre, and more.

Parking includes 2-car garage (private portion) + one exterior space that is available on a first-come-first serve basis (common portion)

This home was previously leased to U.S. Customs and Border Protection employees.. Security-related upgrades were completed to accommodate government housing requirements, creating a secure and highly functional executive rental

opportunity.

Please allow at least 24-48 hours notice before all visits.

Any promise to lease must be accompanied by a complete Equifax credit score report & proof of income, or proof of cash with significant deposit at the discretion of the Lessor.

NO SMOKING. NO PETS.

Lessee shall maintain tenant's liability insurance for the duration of the lease.

Additional inclusions:
light fixtures (dimmable LEDs, new 2026), Google Smart Thermometer, central vacuum system, sprinkler system, smart LED dimmers with night light (can work offline or with WiFi- Alexa, Google), wifi and gym equipment
Entrance: Wall art, mirror and chair.
Living room: fireplace wall unit with TV.
Dinette: glass exhibit.
Mezzanine: closet.
Patio: gazebo, dining room set for 6.
Basement: spinning bike and wall art.
Front porch garden annual maintenance.

RENTAL GUIDELINES shall form an integral part of any promise to lease.

Seller's Declaration No

Source
ROYAL LEPAGE VILLAGE, Real Estate Agency



Frontage



Interior



Living room



Living room



Living room



Living room



Dining room



Dining room



Dinette



Kitchen



Kitchen



Dinette



Powder room



Primary bedroom



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Bathroom



Bathroom



Hall



Mezzanine



Mezzanine



Mezzanine