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**Centris No.** 26921015 (Active)

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**\$649,000**

**57 Av. Montrose**  
**Pointe-Claire**  
**H9R 2S3**  
**Region** Montréal  
**Neighbourhood** Central East  
**Near**

**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1951
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	25.4 X 25.2 ft	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2019)
<b>Lot Size</b>	72 X 110 ft	<b>File Number</b>	
<b>Lot Area</b>	7,920 sqft	<b>Occupancy</b>	45 days PP/PR Accepted
<b>Cadastre</b>	4250373	<b>Deed of Sale Signature</b>	45 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2026	<b>Municipal</b>	\$3,655 (2026)	<b>Common Exp.</b>	
<b>Lot</b>	\$423,100	<b>School</b>	\$430 (2026)	<b>Electricity</b>	\$2,200
<b>Building</b>	\$172,700	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$595,800 (108.93%)	<b>Total</b>	\$4,085	<b>Total</b>	\$2,200

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	11	<b>No. of Bedrooms (above ground + basement)</b>	3+0	<b>No. of Bathrooms and Powder Rooms</b>	2+0
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
GF	Living room	15.8 X 13.11 ft	Wood	Fireplace-Stove. gas fireplace	
GF	Dining room	12 X 10.3 ft	Wood		
GF	Kitchen	11.10 X 11.3 ft	Ceramic	quartz counters	
2	Primary bedroom	16.3 X 15 ft	Wood		
2	Bedroom	16.3 X 8.5 ft	Wood		
2	Bedroom	12.4 X 8.6 ft	Wood		
2	Bathroom	7.4 X 4.11 ft	Ceramic		
BA1	Playroom	23.11 X 14.2 ft	Flexible floor coverings		
BA1	Office	7.2 X 8.5 ft	Flexible floor coverings		
BA1	Bathroom	6.2 X 5.8 ft	Ceramic		
BA1	Laundry room	9.10 X 12.8 ft	Concrete		

## Features

<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>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (3), Garage (1)
<b>Siding</b>		<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	Detached, Single width
<b>Window Type</b>		<b>Carpot</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	<b>Distinctive Features</b>	
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Basement (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>	Gas fireplace	<b>Proximity</b>	Commuter train, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Central air conditioning, Central heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

## Inclusions

All light fixtures, all window coverings, fridge, stove, dishwasher, washer, dryer

## Exclusions

## Remarks

Charming 2-storey home in the heart of desirable Valois! Lovingly maintained and extensively updated, this home has remained completely dry through even the heaviest rainstorms thanks to major foundation work including underpinning, French drain and waterproof membrane. Features include 3 bedrooms, 2 full bathrooms, a finished basement, detached garage, private yard and new windows (2021, except basement). Walk to the train, shops, restaurants, parks, community pool and schools, with quick access to Highway 20.

## Addendum

Welcome to 57 Montrose, where the charm of a mature neighbourhood meets the peace of mind that comes with thoughtful, long-term improvements. Set in the heart of Valois, this is the kind of home where children can walk to school, neighbours become friends, and everyday conveniences are just a short stroll away.

Step inside to warm hardwood floors that flow throughout the main and upper levels. The kitchen opens to the dining room, creating a welcoming space where family dinners, holiday gatherings and everyday conversations come together naturally. On cooler evenings, curl up with a good book or enjoy movie night in front of the cozy gas fireplace in the living room.

Downstairs, the finished basement adds valuable living space with endless possibilities. Whether you envision a family TV room, children's playroom, home office or guest space, you'll also appreciate the convenience of a second full bathroom.

Outside, the private backyard is ready for summer memories--BBQs with friends, children playing, or simply relaxing with your morning coffee. There's plenty of room for a play structure and even space to add a pool if desired. The detached garage currently requires some work, but once updated it offers excellent storage or protected parking .

Beyond the property, you'll fall in love with the lifestyle that Valois offers. Walk to the community pool, parks, excellent schools, cafés, restaurants, local shops, the new PA Supermarché, and the Valois train station for an easy commute to downtown Montreal. Highway access is also just minutes away.

Equally important are the investments you can't always see but will certainly appreciate. Major improvements include extensive foundation work with underpinning, a French drain and waterproof membrane, replacement of the main drain, an updated electrical panel, and nearly all new windows (2021, excluding the basement). Best of all, the home has remained completely dry, even through recent heavy rainstorms, offering confidence and peace of mind for years to come .

57 Montrose is more than a house--it's a place to settle in, make memories, and enjoy one of Pointe-Claire's most beloved neighbourhoods.

**Sale with exclusion(s) of legal warranty : Sale without legal warranty of quality of quality at the risk and peril of the buyer.**

**Seller's Declaration**

Yes SD-95389

**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



Interior



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Staircase



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Hall



Playroom



Playroom



Playroom



Office



Office