



Catherine Broady, Residential and Commercial Real Estate Broker
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ROYAL LEPAGE VILLAGE, Real Estate Agency
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Centris No. 27074791 (Active)



\$829,000

146 Av. Nicholson
Pointe-Claire
H9R 5X1

Region Montréal
Neighbourhood Central East
Near Stockwell
Body of Water

Property Type	Split-level	Year Built	1992
Building Type	Detached	Expected Delivery Date	Seasonal
Intergenerational		Reposess./Judicial auth.	No
Building Size	43.6 X 30.2 ft irr	Trade possible	
Living Area		Cert. of Loc.	Yes (2023)
Building Area		File Number	
Lot Size	65.9 X 89.1 ft irr	Occupancy	30 days PP/PR
Lot Area	6,026 sqft		Accepted
Cadastre	2529084	Deed of Sale Signature	30 days PP/PR
			Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$4,674 (2023)	Common Exp.	
Lot	\$327,500	School	\$568 (2023)	Electricity	\$3,019
Building	\$431,300	Infrastructure		Oil	
		Water		Gas	
Total	\$758,800 (109.25%)	Total	\$5,242	Total	\$3,019

Room(s) and Additional Space(s)					
No. of Rooms	11		No. of Bedrooms (above ground + basement)	3+0	
			No. of Bathrooms and Powder Rooms	3+0	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	12.8 X 18.3 ft	Parquetry		
GF	Dining room	13.3 X 12.4 ft	Parquetry		
GF	Kitchen	8.2 X 14.4 ft	Ceramic	Patio door	
2	Primary bedroom	16.2 X 14.4 ft	Wood		
2	ensuite	6.7 X 5.10 ft	Ceramic		
2	Bedroom	13.1 X 13.6 ft	Wood		
2	Bedroom	13.9 X 12.4 ft	Wood		
2	Bathroom	6.7 X 8.1 ft	Ceramic		
GL	Laundry room	22.3 X 7.7 ft	Ceramic	off garage	
BA1	Playroom	14.7 X 29.1 ft	Flexible floor coverings		
BA1	Bathroom	5.1 X 8.11 ft	Ceramic		
Additional Space			Size		

Garage	22.3 X 22.5 ft
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Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$17)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (2)
Siding		Driveway	Asphalt, Double width or more
Windows		Garage	Attached, Double width or more
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	laundry room (1st level/Ground floor)	View	
Fireplace-Stove		Proximity	Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central air conditioning, Electric garage door opener	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	

Inclusions

All light fixtures, electric garage door opener and 1 remote, 2 TV brackets (Living room and spare bedroom) , shelves and cabinets in garage

Exclusions

dishwasher (non-functional), fridge, stove, washer, dryer

Broker - Remarks

Welcome to this stunning modern-style split-level home with an open concept layout, boasting 3 spacious bedrooms, 3 bathrooms and a double car garage. Upon entering, you'll be greeted by the spacious open concept main level. The living area is flooded with natural light thanks to large windows that showcase the home's bright and airy feel. The lower level of this home offers a fully finished basement with 3rd bathroom, perfect for a family room, home office, 4th bedroom or gym. It provides additional space for relaxation or entertainment. Located in a fabulous neighbourhood close to shops and restaurants, with easy access to both highways.

Addendum

- Pre-listing building inspection report is available
- All offers must be accompanied by an up-to-date letter of financial pre-qualification, as well as proof of Canadian citizenship or residency from the BUYER.
- The Buyer may choose the notary, but must be agreeable to the seller.

Sale with legal warranty

Seller's Declaration Yes SD-23368

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



Dining room



Kitchen



Kitchen



Kitchen



Living room



Primary bedroom



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Bathroom



Laundry room



Playroom



Playroom



Bathroom



Patio



Back facade



Frontage