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Centris No. 28044676 (Active)

[See all pictures](#)



\$1,790,000

104 Av. Ventnor
Pointe-Claire
H9S 4E2
Region Montréal
Neighbourhood South East
Near Astoria

Body of Water

Property Type	Two or more storey	Year Built	1965
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	23 X 59 ft	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2026)
Lot Size	86 X 90 ft	File Number	
Lot Area	7,713 sqft	Occupancy	50 days PP/PR Accepted
Cadastre	4253739	Deed of Sale Signature	45 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$8,833 (2026)	Common Exp.	
Lot	\$501,600	School	\$1,065 (2026)	Electricity	\$3,510
Building	\$950,900	Infrastructure		Oil	
		Water		Gas	
				Propane	\$137
Total	\$1,452,500 (123.24%)	Total	\$9,898	Total	\$3,647

Room(s) and Additional Space(s)

No. of Rooms	15	No. of Bedrooms (above ground + basement)		4+0	No. of Bathrooms and Powder Rooms		2+2
Level	Room	Size	Floor Covering	Additional Information			
GF	Living room	13.11 X 20.2 ft	Vinyl				
GF	Dining room	11.1 X 14.10 ft	Vinyl				
GF	Kitchen	12.7 X 12.8 ft	Vinyl				
GF	dinette	8.4 X 13.10 ft	Vinyl				
GF	Family room	24.8 X 13.1 ft	Vinyl	gas fireplace			
GF	Powder room	5.9 X 5.1 ft	Vinyl				
2	Primary bedroom	13.11 X 18.3 ft	Wood				
2	Walk-in closet	12.1 X 8.5 ft	Carpet	carpet over hardwood			
2	Ensuite bathroom	8.5 X 10.1 ft	Ceramic	Separate shower			
2	Bedroom	13.5 X 25.3 ft	Wood	was originally 2 bedrooms			
2	Bedroom	12.8 X 13.9 ft	Wood				

2	Bathroom	9.7 X 8.5 ft	Ceramic	separate shower
BA1	Playroom	29.1 X 20.2 ft	Vinyl	
BA1	Laundry room	8.2 X 11.2 ft	Vinyl	
BA1	Powder room	5.4 X 5.1 ft	Vinyl	
Additional Space			Size	
Garage			20.1 X 15.10 ft irr	

Features

Sewage System	Municipality	Rented Equip. (monthly)	Propane tank (\$18)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Inground
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (2)
Siding		Driveway	Double width or more, Paving stone
Windows		Garage	Attached, Double width or more, Heated
Window Type		Carport	
Energy/Heating	Dual energy, Electricity, Heating oil	Lot	Bordered by hedges, Fenced
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)	Laundry room (Basement 1)	View	
Fireplace-Stove	Gas fireplace	Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM)
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central air conditioning, Private yard, Electric garage door opener	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

all window coverings, all light fixtures (except 1), dishwasher, fridge, wine fridge, stove, microwave, kitchen exhaust fan and hood, piano, all bathroom mirrors and fixtures, 2 garage door openers with remotes, fridge & freezer in garage, alarm system hardware, all pool equipment and accessories, backyard shed, outdoor bar, hot tub

Exclusions

dining room chandelier

Remarks

Rare opportunity in prestigious Priest's Farm. Offering nearly 3,000 sq. ft. of living space, this beautifully appointed home features a renovated, open-concept main floor, spacious primary suite with walk-in closet, and an exceptional private backyard with mature cedar hedges and in-ground pool. Steps from the waterfront and Stewart Hall, and minutes from Pointe-Claire Village. A rare combination of space, privacy and location in one of Pointe-Claire's most sought-after neighbourhoods.

Addendum

Welcome to 104 Ventnor Avenue, an exceptional family home located on one of the most desirable streets in Pointe-Claire South's prestigious Priest's Farm neighbourhood.

Homes in this sought-after pocket of Pointe-Claire are prized for their beautiful surroundings, proximity to the waterfront and

the wonderful lifestyle that comes with living south of Highway 20. And at nearly 3,000 sq. ft. of living space, 104 Ventnor offers something increasingly difficult to find in the area : a generously sized family home in an established and highly coveted neighbourhood.

From the moment you step inside, this home has a warmth that is difficult to capture in photographs . The décor is inviting, the rooms are generous, and tasteful renovations have created bright, comfortable living spaces that flow naturally from one to the next.

The renovated main floor has been opened up to create a spacious kitchen with dinette area, a formal dining room, and a family room area designed for everyday life and entertaining.

Originally designed with five bedrooms, the home has been thoughtfully converted, allowing for the creation of a large walk-in closet adjoining the primary bedroom. The result is an exceptionally comfortable bedroom level with the space and functionality today's families are looking for.

Outside, the backyard is one of the home's most impressive features.

Surrounded by mature cedar hedges, it feels remarkably private and secluded. A beautiful in-ground pool anchors the yard, while generous areas for lounging, dining and entertaining create a backyard that feels more like a private retreat. Summer afternoons by the pool, dinner outside with friends, relaxing evenings in the hot tub, kids coming and going... this is a space designed to be enjoyed.

And then there is the location.

Priest's Farm is one of Pointe-Claire South's most coveted residential enclaves, offering a rare combination of quiet residential streets and easy access to some of the West Island's most treasured amenities.

The shores of Lac Saint-Louis and beautiful Stewart Hall are nearby, along with waterfront parks and nautical activities. Pointe-Claire Village, with its restaurants, cafés, boutiques and historic charm, is only minutes away. Commuters will also appreciate convenient access to Highway 20 and the area's transportation network.

Some homes impress you with their features. Others simply feel right. 104 Ventnor manages to do both.

All offers must be accompanied by an up-to-date letter of financial pre-qualification.

Choice of inspector and notary must be agreeable to the SELLER.

Fireplace and chimneys are sold "as-is" with no guarantee regarding compliance with current safety codes or insurance requirements.

The new certificate of location reveals that the backyard shed is located too close to the property line.

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

Seller's Declaration Yes SD-05806

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



Interior



Living room



Living room



Living room



Living room



Dining room



Dining room



Kitchen



Overall view



Kitchen



Kitchen



Overall view



Dinette



Kitchen



Family room



Family room



Powder room



Other



Staircase



Primary bedroom



Primary bedroom



Walk-in closet