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Centris No. 28805344 (Active)

[See all pictures](#)



\$740,000

179 Av. Regatta
Pointe-Claire
H9S 3Z5
Region Montréal
Neighbourhood South East
Near Tampico

Body of Water

| | | | |
|--------------------------|-------------|---------------------------------|---------------------------|
| Property Type | Split-level | Year Built | 1955 |
| Building Type | Detached | Expected Delivery Date | |
| Intergenerational | | Seasonal | |
| Building Size | 48 X 28 ft | Reposess./Judicial auth. | No |
| Living Area | | Trade possible | |
| Building Area | | Cert. of Loc. | Yes (2026) |
| Lot Size | 69 X 98 ft | File Number | |
| Lot Area | 6,850 sqft | Occupancy | 60 days PP/PR Accepted |
| Cadastre | 4253396 | Deed of Sale Signature | 60 days PP/PR Accepted |
| Zoning | | | |

| Municipal Assessment | | Taxes (annual) | | Expenses/Energy (annual) | |
|----------------------|---------------------|-----------------------|----------------|--------------------------|---------|
| Year | 2026 | Municipal | \$4,076 (2026) | Common Exp. | |
| Lot | \$429,600 | School | \$493 (2026) | Electricity | \$2,350 |
| Building | \$235,100 | Infrastructure | | Oil | |
| | | Water | | Gas | |
| Total | \$664,700 (111.33%) | Total | \$4,569 | Total | \$2,350 |

| Room(s) and Additional Space(s) | | | | | | | | |
|---------------------------------|-----------------|-----------------|---|------------------------|--|-----------------------------------|-----|--|
| No. of Rooms | 9 | | No. of Bedrooms (above ground + basement) | 3+0 | | No. of Bathrooms and Powder Rooms | 1+1 | |
| Level | Room | Size | Floor Covering | Additional Information | | | | |
| GF | Living room | 13.2 X 11.11 ft | Wood | | | | | |
| GF | Dining room | 7.7 X 12 ft | Wood | | | | | |
| GF | Kitchen | 11.3 X 14.5 ft | Ceramic | granite counters | | | | |
| GF | Powder room | 4.7 X 7.1 ft | Ceramic | | | | | |
| 2 | Primary bedroom | 13 X 11.11 ft | Wood | | | | | |
| 2 | Bedroom | 13.9 X 11.8 ft | Wood | | | | | |
| 2 | Bedroom | 9.1 X 12 ft | Wood | | | | | |
| 2 | Bathroom | 7.1 X 10.9 ft | Ceramic | separate shower | | | | |
| BA1 | Playroom | 27.5 X 20.8 ft | Linoleum | | | | | |
| Additional Space | | | Size | | | | | |
| Garage | | | 11.7 X 26.9 ft | | | | | |

Features

| | | | |
|------------------------------------|---|--|-----------------------------|
| Sewage System | Municipality | Rented Equip. (monthly) | |
| Water Supply | Municipality | Renovations | |
| Foundation | Poured concrete | Pool | |
| Roofing | Asphalt shingles | Parkg (total) | Driveway (2), Garage (1) |
| Siding | | Driveway | |
| Windows | | Garage | Attached, Single width |
| Window Type | | Carpport | |
| Energy/Heating | Electricity | Lot | |
| Heating System | Forced air | Topography | |
| Basement | 6 feet and more, Partially finished | Distinctive Features | |
| Bathroom | | Water (access) | |
| Washer/Dryer (installation) | Basement (Basement 1) | View | |
| Fireplace-Stove | | Proximity | |
| Kitchen Cabinets | | Building's Distinctive Features | |
| Property/Unit Amenity | Central air conditioning, Central vacuum cleaner system installation, Electric garage door opener | Energy efficiency | Energy rating GJ/Year (133) |
| Restrictions/Permissions | | Mobility impaired accessible | |
| Pets | | | |

Inclusions

All light fixtures, all window blinds, dishwasher, refrigerator, stove, range hood, washer, dryer, dehumidifier, basement refrigerator, central vacuum with accessories, garage door opener, shed with garden tools, swing set, patio furniture, ladder on the fence, outdoor storage bin by the garage.

Exclusions

Curtains & curtain rods

Remarks

Well-maintained split-level in prime Pointe-Claire South location offering 3 bedrooms and 1+1 bathrooms. Kitchen renovated in 2017 with granite counters and backsplash, mostly updated windows, and central heating with electric furnace. Set on a 6,850 sq. ft. lot with a nice backyard, plus single garage and updated unistone walkway with retaining walls for added curb appeal. Walking distance to Clearpoint Elementary and train station, with quick access to Blvd. St-Jean, Highway 20, Plaza Pointe-Claire, and just minutes to Pointe-Claire Village.

Addendum

Charming split-level home located in a desirable and convenient Pointe-Claire South neighbourhood, offering a practical layout and well-maintained living spaces throughout.

The main floor features a bright living room with large windows and a comfortable dining area. The kitchen was tastefully renovated in 2017 and includes granite countertops, modern cabinetry, and backsplash, providing both functionality and a clean, updated look.

The upper level offers three well-sized bedrooms and a full bathroom equipped with both tub and shower. A powder room is conveniently located on the main level.

The basement and garage levels remain in mostly original condition, offering excellent potential for future updates or customization according to the buyer's needs.

Set on a 6,850 sq. ft. lot, the property offers a nice backyard space, along with an updated unistone walkway and retaining walls at the front, enhancing curb appeal.

Ideally located within walking distance to Clearpoint Elementary School and the train station, and close to Lakeshore community pool. Quick access to Boulevard St-Jean, Highway 20, Plaza Pointe-Claire, and just a short drive to Pointe-Claire Village make this a convenient location for everyday living.

Certificate of Location. The SELLER declares that:

1. The shed is located within a servitude for Bell Canada.
2. The shed does not comply with the municipal setback requirement of 1.0 m;
3. The position of the fences indicate possible encroachments.

Any verification, corrective measures, or title insurance requirements related to these items will be the responsibility of the BUYER.

Sale with exclusion(s) of legal warranty : Sold without legal warranty of quality at the BUYER's risk.

Seller's Declaration

Yes SD-39904

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



Frontage



Frontage



Hall



Living room



Living room



Dining room



Kitchen



Kitchen



Powder room



Bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Other



Basement



Back facade



Backyard



Frontage



Total 1576 sq. ft.
 Assumptions: wall eq. ft., 1st Floor 172 sq. ft., 2nd Floor 148 sq. ft., 3rd Floor 471 sq. ft.
 Excluded Areas: Utility 233 sq. ft., Staircase 21 sq. ft., Garage 349 sq. ft.,
 Walks 224 sq. ft.

Centris®

Other



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