

ROYAL LEPAGE VILLAGE
 Real Estate Agency
 263-C, boul. St-Jean
 Pointe-Claire (QC) H9R 3J1
<https://www.royallepagevillage.com>

Office : 514-694-2121
 Fax : 1-855-947-4757
villagepc@royallepage.ca



Centris No. 9376034 (Active)

[See all pictures](#)



\$998,000

157 Av. Douglas-Shand

Pointe-Claire

H9R 2E2

Region Montréal

Neighbourhood Central West

Near Longmeadow

Body of Water

Property Type	Split-level	Year Built	1961
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	43 X 32 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2025)
Lot Size	60 X 100 ft	File Number	
Lot Area	6,000 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	2530182	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$4,609 (2026)	Common Exp.	
Lot	\$348,400	School	\$582 (2026)	Electricity	\$2,550
Building	\$403,600	Infrastructure		Oil	
		Water		Gas	
Total	\$752,000 (132.71%)	Total	\$5,191	Total	\$2,550

Room(s) and Additional Space(s)					
No. of Rooms	12	No. of Bedrooms (above ground + basement)	2+1	No. of Bathrooms and Powder Rooms	3+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	25.8 X 13.8 ft	Wood	Fireplace-Stove.	
GF	Dining room	9.10 X 13.5 ft	Wood		
GF	Kitchen	11.3 X 13.5 ft	Wood		
2	Primary bedroom	10.11 X 16.1 ft	Wood	walk-in	
2	Bedroom	11.10 X 10 ft	Wood		
2	Bathroom	9.6 X 13.6 ft	Ceramic	heated floors	
GL	Bedroom	19.1 X 8.7 ft	Wood	or family room	
GL	Bathroom	4.8 X 9.5 ft	Ceramic		
BA1	Playroom	25.8 X 17.5 ft	Laminate floor		
BA1	Bedroom	12.8 X 12.7 ft	Laminate floor		
BA1	Bathroom	9.6 X 9.4 ft	Ceramic	washer/dryer	

BA1	Cold room	8.7 X 7.3 ft	Concrete
Additional Space			Size
Garage			10.11 X 20.10 ft
Patio			14 X 11.1 ft

Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (1)
Siding		Driveway	Asphalt
Windows		Garage	Built-in, Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	Partially finished	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	Bathroom (Basement 1)	View	
Fireplace-Stove	Wood fireplace	Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions
All light fixtures, all bathroom mirrors and fixtures, hot water tank

Exclusions
Home staging furniture and decor

Remarks
Stunning, fully renovated split-level home located near the end of a quiet cul-de-sac with no rear neighbours, backing onto a protected green space. Completely transformed in 2025-2026 with quality materials and workmanship throughout. Features 3+1 bedrooms, 3 full bathrooms, an open-concept main floor, luxurious primary suite with walk-in closet, and a beautifully renovated bathroom with heated floors. Virtually every surface and system has been updated, making this a rare turn-key opportunity.

Addendum
Purchased in original condition in late 2025, this home has undergone an extensive renovation and modernization. The main floor was redesigned to create an open-concept living space, with walls removed to seamlessly connect the kitchen, dining room, and living room. The result is a bright, functional layout ideal for both everyday living and entertaining.
The home offers a flexible floor plan with up to 4 bedrooms and 3 full bathrooms.
The upper level features a spacious primary suite with a walk-in closet and direct access to a beautifully renovated bathroom complete with heated floors, double vanity, separate glass shower, soaker tub, and hot water connections for a bidet or Japanese-style toilet. This bathroom is shared with the second upper-level bedroom.
On the garden level, a large multi-purpose room offers exceptional flexibility and may serve as a third bedroom, family room, home office, or den. A full bathroom is conveniently located on the same level. Should a buyer require an enclosed third bedroom, the seller is willing to install a wall and door prior to closing.
The finished basement adds a fourth bedroom, a third full bathroom, laundry facilities, and additional living space ideal for a kid's playroom, guests, teenagers, or extended family.
Major renovations and upgrades include:
* New kitchen

- * Renovated bathrooms
- * New flooring throughout
- * New windows and exterior doors
- * New electrical panel and updated wiring
- * New plumbing
- * New electric furnace with thermal storage system
- * New heat pump
- * New front stone façade
- * New front steps and entry
- * New rear wood deck

All renovation work was completed with the appropriate municipal permits where required. Structural modifications, including the removal of interior walls to create the open-concept layout, were completed with professional engineering review and approval.

Situated near the end of a quiet cul-de-sac, the property enjoys a peaceful setting with no rear neighbours. The location offers convenient access to parks, walking paths, schools, shopping, public transportation, and major commuter routes.

Extensively renovated homes of this quality are rarely available. Combining modern finishes, updated systems, thoughtful design, and a desirable location backing onto green space, 157 Douglas Shand offers buyers the opportunity to enjoy the benefits of a near-new home within an established neighbourhood. Simply unpack and enjoy!

 At the SELLER's request, in order to ensure an equitable opportunity for all potential buyers and collaborating brokers to visit the IMMOVABLE, the SELLER shall not respond to any promise to purchase before 7 days have elapsed following the listing's publication on Centris. Offers to be submitted by Friday, June 26 at 16h00. All offers must be left open until 21h00 on Saturday, June 27th.

The BUYER may choose the notary, but choice of notary must be agreeable to the SELLER.

Sale with legal warranty of quality

Seller's Declaration Yes SD-99163

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



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Staircase



Primary bedroom



Primary bedroom



Primary bedroom



Walk-in closet



Bathroom



Bathroom



Bathroom



Bedroom



Bedroom



Staircase



Family room



Family room