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Centris No. 15937803 (Active)



\$549,000

190 Av. Lakeview
Pointe-Claire
H9S 4C3

Region Montréal
Neighbourhood South East
Near
Body of Water

Property Type	Bungalow	Year Built	1954
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	41.9 X 26.6 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (1996)
Lot Size	75 X 103 ft irr	File Number	
Lot Area	7,500 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	4253579	Deed of Sale Signature	30 days PP/PR Accepted
Zoning			

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2019	Municipal	\$3,680 (2019)	Common Exp.	
Lot	\$250,800	School	\$547 (2019)	Electricity	\$2,511
Building	\$231,300	Infrastructure		Oil	
		Water	\$81 (2019)	Gas	\$166
Total	\$482,100	Total	\$4,308	Total	\$2,677

Room(s) and Additional Space(s)					
No. of Rooms	10	No. of Bedrooms	3+1	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	13 X 13 ft	Wood	Fireplace-Stove. Bay Window	
GF	Dining room	11.6 X 8.6 ft	Wood		
GF	Kitchen	11 X 10.5 ft	Tiles		
GF	Solarium	12.6 X 11.6 ft	Wood		
GF	Master bedroom	11.9 X 11 ft	Wood	Bay Window	
GF	Bedroom	10.8 X 10.8 ft	Wood		
GF	Bedroom	9.9 X 9 ft	Wood		
BA1	Family room	23.6 X 11.9 ft	Laminate floor		
BA1	Bedroom	12 X 11.9 ft	Laminate floor	Powder Room Ensuite	
BA1	Full Bath/Laundry	11.10 X 8.8 ft	Tiles		

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$28), Propane tank
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parking	Driveway (4)
Siding		Driveway	Asphalt
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	Fenced
Heating System	Forced air	Topography	Flat
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	Bathroom (Basement 1)	View	
Fireplace-Stove	Gas fireplace	Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, Highway, Park, Public transportation, Pointe-Claire Village
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central air conditioning, Central heat pump	Energy efficiency	

Inclusions

fridge, stove, microwave, washer, dryer, basement bedroom wardrobe, all window treatments

Exclusions

master bedroom curtains, master bedroom wardrobe

Broker - Remarks

Delightful bungalow, south facing backyard in prime Pointe Claire south. This home is extremely well maintained and is chock full of extraordinary features such as bay windows, glass 4 season solarium, high end whole home water filtration system, gas fireplace. Near lake, train station, parks and shops.

Sale with legal warranty

Seller's Declaration Yes SD-31340

Source

ROYAL LEPAGE ELITE, 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.