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Centris No. 11256292 (Active)



\$2,500/month X 1 year(s)

30 Av. Ste-Anne
Pointe-Claire
H9S 4P7

Region Montréal
Neighbourhood South West
Near Lakeshore
Body of Water

Property Type	Two or more storey	Year Built	1949
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size		File Number	
Lot Area		Occupancy	10 days PP/PR Accepted
Cadastre	4601429	Deed of Sale Signature	10 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment	Taxes (annual)	Expenses/Energy (annual)	
Year	Municipal	Common Exp.	
Lot	School	Electricity	\$1,670
Building	Infrastructure	Oil	
	Water	Gas	
Total	Total	Total	\$1,670

Room(s) and Additional Space(s)				
No. of Rooms		No. of Bedrooms		No. of Bathrooms and Powder Rooms
7		3+0		1+1
Level	Room	Size	Floor Covering	Additional Information
GF	Living room	16.4 X 13.6 ft	Wood	
GF	Kitchen	15.4 X 12.1 ft	Wood	
GF	Dining room	12.9 X 12 ft	Wood	
2	Master bedroom	15.3 X 9.6 ft	Wood	
2	Bedroom	13.5 X 11.5 ft	Wood	
2	Bedroom	13.4 X 9.9 ft	Wood	
2	Bathroom	7.10 X 5 ft	Tiles	

Features	
Sewage System	Municipality
Water Supply	Municipality
Foundation	
Rented Equip. (monthly)	
Renovations	
Pool	

Roofing		Parkg (total)	
Siding		Driveway	
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Unfinished	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	Basement (Basement 1)	View	
Fireplace-Stove		Proximity	Cross-country skiing, Daycare centre, Elementary school, Golf, Highway, Park, Public transportation, Pointe-Claire Village
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services		Energy efficiency	

Inclusions
 Fridge, stove, dishwasher, microwave, washer/dryer, basement freezer

Exclusions
 Electricity, heating, internet, window washing, gutter cleaning, snow removal, grass cutting, general exterior maintenance of the property.

Broker - Remarks
 Pointe-Claire Village living! Restaurants, shops, grocery store, pharmacy, community pool, school, yacht club and curling club all within a few steps. Lake views as you drive up to your new home! This detached home boasts 3 bedrooms, 1 & 1/2 bathrooms, an updated kitchen, western facing backyard with large deck and a front porch.

Seller's Declaration No

Source
 ROYAL LEPAGE ELITE, Real Estate Agency