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\$835,000

133 Av. de Bathurst, Pointe-Claire, H9S 5A2 (Lakeshore)

Centris® No.

27282078 (Sold Nb. of Days 10)

Seller's Declaration

Yes

Property Type	Two or more storey	Occupancy	30 days PP/PR Accepted
Building Type	Detached	Deed of Sale Signature	30 days PP/PR Accepted
Year Built	1962	Lot Eval.	\$239,700 (2018)
Expected Delivery Date		Building Eval.	\$469,800 (2018)
Building Size	51.5 X 34.6 ft irr	Mun. Taxes	\$6,332 (2018)
Living Area		School Taxes	\$1,209 (2018)
Lot Size	70 X 110 ft irr	Date of Sale	2018-11-16
Lot Area	7 700.5 sqft	Selling Brokerage Firm	IMMEUBLES DEAKIN REALTY
Cert. of Location	Yes (2018)		
Body of Water			



Rooms	14	Bedrooms	5+1	Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering		
GF	Kitchen	15 X 11.8 ft	Tiles		
GF	Living room	19.4 X 14 ft	Carpet		
GF	Dining room	13 X 11 ft	Carpet		
GF	Family room	13.10 X 12.5 ft	Wood		
GF	Mud Room	11 X 6 ft	Tiles		
GF	Hall	11 X 9.3 ft	Slate		
2	Master bedroom	25.10 X 18 ft	Wood		
2	Master Living Room	15 X 13 ft	Wood		
2	Bedroom	14.2 X 10.1 ft	Carpet		
2	Bedroom	11.5 X 10.7 ft	Wood		



Inclusions

Fridge, stove top, oven, dishwasher, microwave, washer, dryer, hot water heater, all window treatments

Exclusions

Sewage System	Municipality	Heating System	Forced air	Equip./Serv.	
Water Supply	Municipality	Water (access)			
Pool	Inground, Fiberglass	Fireplace-Stove	Yes	Renovations	
Parking	Driveway (4), Garage (2)				

With a few touches this home becomes the best of the best. Superb location, superb construction, brick all around. Generously proportioned 5 bedroom, double car garage, very private backyard with inground pool surrounded by mature cedars. Impeccably maintained by an engineer for decades.

Source: ROYAL LEPAGE ELITE, Real Estate Agency

2018-11-27 at 0:16 am