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\$384,000

194 Av. Coolbreeze, Pointe-Claire, H9R 3S7 (St-Louis)

Centris® No.

18224834 (Active)

Seller's Declaration

Yes

Property Type	Two or more storey	Occupancy	45 days PP/PR Accepted
Building Type	Detached	Deed of Sale Signature	45 days PP/PR Accepted
Year Built	1931	Lot Eval.	\$161,600 (2018)
Expected Delivery Date		Building Eval.	\$73,400 (2018)
Building Size	25 X 32.5 ft irr	Mun. Taxes	\$1,068 (2018)
Living Area		School Taxes	\$380 (2018)
Lot Size	50 X 131 ft	Additional Rev.	No
Lot Area	6,565 sqft	Intergenerational	
Cert. of Location	Yes (1985)	Seasonal	
Body of Water			



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Rooms	9	Bedrooms	3+0	Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering		
GF	Living room	12.2 X 11 ft	Wood		
GF	Dining room	10.4 X 9 ft	Wood		
GF	Kitchen	14.5 X 10 ft	Linoleum		
GF	Office	9.1 X 8.6 ft	Laminate floor		
GF	Solarium	30 X 5.7 ft	Plywood		
2	Master bedroom	11.11 X 9.5 ft	Laminate floor		
2	Bedroom	10.3 X 9.10 ft	Laminate floor		
2	Bedroom	9.4 X 8.10 ft	Laminate floor		
BA1	Playroom	15 X 13 ft	Laminate floor		



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Inclusions

Fridge, Stove, Washer(probably needs to be repaired) & Dryer, All window treatments

Exclusions

Dishwasher, Hot Water Heater



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Sewage System	Municipality	Heating System	Forced air	Equip./Serv.
Water Supply	Municipality	Water (access)		
Pool		Fireplace-Stove	No	Renovations
Parking	Driveway (4)			

Location, location...location. Your backyard is the amazing, and wonderful Terra Cotta Park. This charming cottage features 3 bedrooms 1+1 bathrooms. An opportunity!!

Source: ROYAL LEPAGE ELITE, Real Estate Agency

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