



**Andres Pedriks**, Real Estate Broker  
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 Real Estate Agency  
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**Centris® No.** 15993472 (Active)



**\$649,800**

**162 Av. Lakeview**  
**Pointe-Claire**  
**H9S 4C1**

**Region** Montréal  
**Neighbourhood** South East  
**Near** Landsdowne  
**Body of Water**

<b>Property Type</b>	Bungalow	<b>Year Built</b>	Unknown
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>		<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	No
<b>Lot Size</b>	75 X 98 ft irr	<b>File Number</b>	
<b>Lot Area</b>	7,500 sqft	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre</b>	4253610	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2015	<b>Municipal</b>	\$3,387 (2019)	<b>Common Exp.</b>	
<b>Lot</b>	\$184,700	<b>School</b>	\$585 (2018)	<b>Electricity</b>	
<b>Building</b>	\$173,000	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$357,700	<b>Total</b>	\$3,972	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	9	No. of Bedrooms	3+2	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	15 X 12.5 ft	Wood	Fireplace-Stove.	
GF	Dining room	12 X 10 ft	Wood		
GF	Kitchen	11 X 10 ft	Wood		
GF	Master bedroom	13 X 10 ft	Wood		
GF	Bedroom	12.5 X 9 ft	Wood		
GF	Bedroom	10 X 9 ft	Wood		
BA1	Playroom	18 X 18 ft	Laminate floor		
BA1	Bedroom	12 X 11.5 ft	Laminate floor		
BA1	Bedroom	12 X 11 ft	Laminate floor		
<b>Additional Space</b>			<b>Size</b>		
Garage					

**Features**

<b>Sewage System</b>	Municipality
<b>Water Supply</b>	Municipality
<b>Foundation</b>	Poured concrete
<b>Roofing</b>	Asphalt shingles
<b>Siding</b>	Aluminum, Brick
<b>Windows</b>	PVC
<b>Window Type</b>	Casement
<b>Energy/Heating</b>	Electricity
<b>Heating System</b>	Forced air
<b>Basement</b>	6 feet and more, Finished basement
<b>Bathroom</b>	
<b>Washer/Dryer (installation)</b>	
<b>Fireplace-Stove</b>	Wood fireplace
<b>Kitchen Cabinets</b>	granite
<b>Equipment/Services</b>	Central air conditioning, Electric garage door opener, Central heat pump

**Rented Equip. (monthly)****Renovations****Pool**

Garage (1)

**Parking****Driveway****Garage**

Attached, Single width

**Carport****Lot**

Fenced

**Topography****Distinctive Features****Water (access)****View****Proximity**

Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation

**Building's Distinctive****Features****Energy efficiency****Inclusions**

Fridge, Stove, Dishwasher

**Exclusions****Broker - Remarks**

Open concept. Exceptional, profoundly renovated bungalow in an exceptional location with a lovely fenced yard with large deck. New windows, new roof shingles, new kitchen, new bathrooms, new electrical wiring, new plumbing, new attic insulation, new furnace...new..new!

**Sale with legal warranty****Seller's Declaration**

Yes SD-24128

Visits start at open house 14h00 June 9, 2019

**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.