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**\$569,000**

29 Tsse Monet, Pointe-Claire, H9R 6C2 (Hymus)

**Centris® No.**

21896438 (Active)

**Seller's Declaration**

Yes

<b>Property Type</b>	Two or more storey	<b>Occupancy</b>	120 days PP/PR Accepted
<b>Building Type</b>	Attached	<b>Deed of Sale Signature</b>	120 days PP/PR Accepted
<b>Year Built</b>	2008	<b>Lot Eval.</b>	\$101,400 (2018)
<b>Expected Delivery Date</b>		<b>Building Eval.</b>	\$293,400 (2018)
<b>Building Size</b>	20.6 X 38.11 ft irr	<b>Mun. Taxes</b>	\$3,576 (2018)
<b>Living Area</b>		<b>School Taxes</b>	\$658 (2018)
<b>Lot Size</b>	21 X 51.9 ft irr	<b>Additional Rev.</b>	No
<b>Lot Area</b>	1,046 sqft	<b>Intergenerational</b>	
<b>Cert. of Location</b>	Yes (2008)	<b>Seasonal</b>	
<b>Body of Water</b>			



Rooms	9	Bedrooms	3+0	Bathrooms and Powder Rooms	2+1
Level	Room		Size	Floor Covering	
GF	Living room		13 X 11 ft	Wood	
GF	Dining room		14 X 13 ft	Wood	
GF	Kitchen		14 X 9 ft	Tiles	
GF	Family room		14 X 10.10 ft	Wood	
2	Master bedroom		19.8 X 12.10 ft	Wood	
2	Bedroom		11.8 X 9.10 ft	Wood	
2	Bedroom		9.8 X 9.4 ft	Wood	
BA1	Playroom		16.9 X 12 ft	Wood	
BA1	Laundry room		12.5 X 4.10 ft	Tiles	



**Inclusions**

Fridge, stove, dishwasher, washer, dryer, all window treatments, central vacuum and accessories, cabinet in laundry room.

**Exclusions**

Hotwater heater



<b>Sewage System</b>	Municipality	<b>Heating System</b>	Forced air	<b>Equip./Serv.</b>	Central air conditioning, Air exchange system, Central vacuum cleaner system installation, Electric garage door opener
<b>Water Supply</b>	Municipality	<b>Water (access)</b>		<b>Renovations</b>	
<b>Pool</b>					
<b>Parking</b>	Garage (2)	<b>Fireplace-Stove</b>	Yes		

Absolutely immaculate, bright and spacious townhouse featuring 3 bedrooms, 2 bathrooms with quartz counters plus a 1/2 bath, hardwood floors on 3 levels, finished basement, double car garage, kitchen with granite counters open to family room. Conveniently located between highway 20 and 40. Close to shops, restaurants, schools and public transport.

Source: ROYAL LEPAGE ELITE, Real Estate Agency

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