

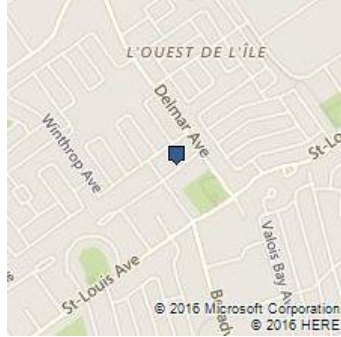


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Centris® No. 16489637 (Active)



\$599,000

15 Av. du Bras-d'Or
Pointe-Claire
H9R 1W5

Region Montréal
Neighbourhood Central East
Near Broadview
Body of Water

Property Type	Bungalow	Year Built	1956
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	57 X 29 ft irr	Repossession	
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2014)
Lot Size	110 X 168 ft irr	File Number	
Lot Area	18,582 sqft	Occupancy	63 days PP/PR Accepted
Cadastre	2529705	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2015	Municipal	\$4,542 (2016)	Common Exp.	
Lot	\$237,600	School	\$877 (2016)	Electricity	\$2,100
Building	\$259,100	Infrastructure		Oil	
		Water		Gas	
Total	\$496,700	Total	\$5,419	Total	\$2,100

Room(s) and Additional Space(s)					
No. of Rooms	5	No. of Bedrooms	2+1	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Hall	13 X 7 ft	Ceramic		
GF	Living room	29 X 26 ft	Wood	walnut flooring	
GF	Master bedroom	12 X 11.6 ft	Wood	walnut flooring	
GF	walk-in closet	14.6 X 8 ft	Wood	walnut flooring	
GF	Bedroom	11 X 8.10 ft	Wood	walnut flooring	
BA1	Den	29 X 26 ft	Carpet	Fireplace-Stove. Vermont Casting wood stove	
BA1	Bathroom	8 X 7.6 ft	Ceramic		

Features	
Sewage System	Municipality
Water Supply	Municipality
Rented Equip. (monthly)	Propane tank (\$15)
Renovations	

Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parking	Driveway (6), Garage (2)
Siding	Brick, Wood	Driveway	Asphalt, Paving stone
Windows	PVC	Garage	Detached, Double width or more, Heated
Window Type	Guillotine	Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	Flat
Basement	6 feet and more, Finished basement	Distinctive Features	Cul-de-sac
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove	Wood stove	Proximity	Bicycle path, Commuter train, Cross-country skiing, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central air conditioning, Electric garage door opener	Energy efficiency	

Inclusions

Dishwasher, Oven (Propane + 2 Electric Ovens in 1 Unit), Range Hood, Fridge, Hot Water Heater, 4 Ceiling Fans, Light Fixtures, Living Room Shelving, All Window Treatments, Vermont Casting Woodstove

Exclusions

Washer, Dryer

Broker - Remarks

Loft style, open concept living on an immense and private property. This bungalow has been recently completely renovated, including a new heated 2+ car garage, new kitchen, plumbing, electrical panel and wiring, windows, walnut flooring, insulation in attic, walls and garage. An exceptional home!

Addendum

2008 Electric Furnace
2013 New Hot Water Heater
2013 584Sq.Ft. Detached Heated Extra Large 2 Car Garage Built
2013 New Driveway Paved with California Border
2013 Completely New Kitchen & Walls Removed
2013 Walnut Hardwood Flooring
2013 Most New Tilt E-Glass Windows Installed
2013 Walls, Garage, Ceiling, Basement Insulated
2013 New Duct Work
2013 New 200 Amp Electric Panel
2013 All New Electric Wiring
2013 90% New Plumbing Throughout
2013 New Staircase to Basement
2013 New Air Conditioner
2015 New Bathroom in Basement
2015 Finished Basement

Sale with legal warranty

Seller's Declaration

Yes SD-37384

Source

ROYAL LEPAGE ELITE, Real Estate Agency