



**Andres Pedriks**, Real Estate Broker  
**ROYAL LEPAGE ELITE**  
 Real Estate Agency  
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**\$2,100 per month X 1 year(s)**

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

**Centris® No.**

16743466 (Active)

**Seller's Declaration**

No

<b>Property Type</b>	Two or more storey	<b>Occupancy</b>	10 days PP/PR Accepted
<b>Building Type</b>	Detached	<b>Deed of Sale Signature</b>	10 days PP/PR Accepted
<b>Year Built</b>	1931	<b>Lot Eval.</b>	\$161,600 (2018)
<b>Expected Delivery Date</b>		<b>Building Eval.</b>	\$73,400 (2018)
<b>Building Size</b>	25 X 32.5 ft irr	<b>Mun. Taxes</b>	
<b>Living Area</b>		<b>School Taxes</b>	
<b>Lot Size</b>	50 X 131 ft	<b>Additional Rev.</b>	No
<b>Lot Area</b>	6,565 sqft	<b>Intergenerational</b>	
<b>Cert. of Location</b>	No	<b>Seasonal</b>	
<b>Body of Water</b>			



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	Tiles	
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	Carpet	
2	Bedroom		10.3 X 9.10 ft	Carpet	
2	Bedroom		9.4 X 8.10 ft	Carpet	
BA1	Playroom		15 X 13 ft	Laminate floor	



**Inclusions**

Fridge, Stove, Dishwasher, Washer & Dryer, All window treatments

**Exclusions**



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

Freshly painted, renovated bathroom (never used before), updated kitchen & basement. Location, location...location. Your backyard is the amazing, and wonderful Terra Cotta Park. This charming cottage features 3 bedrooms 1+1 bathrooms. Just freshly painted, renovated bathroom (never used before), updated kitchen & basement..

Source: ROYAL LEPAGE ELITE, Real Estate Agency

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