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Centris No. 9648164 (Active)



\$1,385,000

**16 Av. du Golf
 Pointe-Claire
 H9S 4N5**

Region Montréal
Neighbourhood South West
Near Lanthier
Body of Water

Property Type	Two or more storey	Year Built	1940
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	32 X 40 ft irr	Reposess./Judicial auth.	No
Living Area	2,555 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2013)
Lot Size	70 X 150 ft irr	File Number	
Lot Area	8,904 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	2528160	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2021	Municipal	\$5,971 (2022)	Common Exp.	
Lot	\$294,100	School	\$691 (2021)	Electricity	
Building	\$443,300	Infrastructure		Oil	
		Water		Gas	
Total	\$737,400	Total	\$6,662	Total	

Room(s) and Additional Space(s)					
No. of Rooms	9	No. of Bedrooms	4+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Kitchen	17 X 10.4 ft	Wood		
GF	Living room	14.2 X 11.4 ft	Wood		
GF	Dining room	11.8 X 11.2 ft irr	Wood		
GF	Den	12.1 X 11.5 ft	Wood	Office	
GF	Bedroom	12 X 11.5 ft	Wood		
2	Bedroom	12.2 X 11.4 ft	Wood		
2	Bedroom	11.8 X 11.4 ft	Wood		
2	Bedroom	11.8 X 11.3 ft	Wood		
2	Laundry room	11.1 X 4.11 ft irr	Vinyl		
3	Playroom	25.1 X 21.2 ft	Laminate floor	Loft	
BA1	Walk-in closet	10.8 X 8.10 ft	Laminate floor	Storage	
BA1	Storage	14.7 X 13.3 ft irr	Concrete		

BA1	Storage	24.4 X 10 ft irr	Concrete	
BA1	Storage	11.9 X 10.7 ft irr	Concrete	Work sink
Additional Space			Size	
Shed			15.8 X 4.10 ft	
Patio			30 X 20 ft	
Balcony			7 X 6 ft	

Features				
Sewage System	Municipality		Rented Equip. (monthly)	Water heater - 1 (\$14), Propane tank (\$14)
Water Supply	Municipality		Renovations	
Foundation			Pool	
Roofing			Parkg (total)	Driveway (4)
Siding			Driveway	Asphalt
Windows			Garage	
Window Type			Carport	
Energy/Heating	Electricity		Lot	
Heating System	Electric baseboard units		Topography	
Basement	6 feet and more, Partially finished		Distinctive Features	
Bathroom			Water (access)	
Washer/Dryer (installation)	Laundry room (2nd level)		View	
Fireplace-Stove			Proximity	Golf
Kitchen Cabinets			Building's Distinctive Features	
Equipment/Services			Energy efficiency	
Restrictions/Permissions				

Inclusions
Built-in dishwasher

Exclusions

Broker - Remarks
Location, location, location! Three storey 2,555sf renovated charmer in Pointe Claire Village on Golf Avenue down the street from Beaconsfield Golf Club. West facing backyard with large 30x20' deck. Beautiful chef's kitchen with granite counters, large work island, gas stove & 10' ceiling. Huge 3rd floor getaway attic loft could be used for a home office, hobbyroom or playroom. High 8'9" ceilings on main floor & 8'4" on the 2nd floor. Romeo & Juliette balcony & laundry room on 2nd floor. Convenient exterior entrance to the basement. A pleasure to show!

Addendum
Close to Beaconsfield & Pointe Claire yacht clubs & one block from the Pointe Claire Curling Club.
Basement is only 6ft high but has one finished room presently used as a closet and storage (could be used as a bedroom or office). The rest of the basement could be used as a workshop and for extra storage, and possibly finished for a kids playroom. Most walls are already covered with sheetrock.
New french drains installed (2013)
Roof re-shingled (2013)
2 panel boxes (200amps + 100amps)
Visits:
Friday, March 11th from 3:00-6:00
Sat, March 12th from 12:00-3:00
Sun, March 13th from 12:00-3:00

Sale with legal warranty

Seller's Declaration

Yes SD-31131

In compliance with environmental protection laws

Source

IMMEUBLES MTL / MTL REALTY, 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.



Frontage



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Dining room



Dining room



Dining room



Living room



Living room



Den



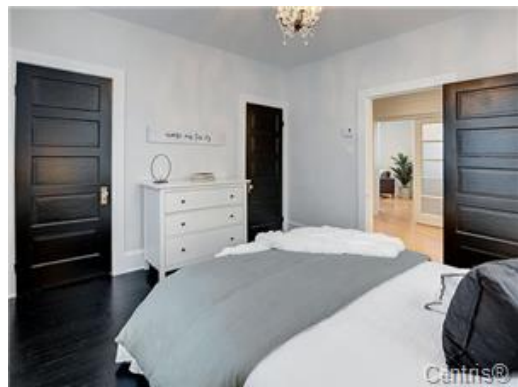
Den



Bedroom



Bedroom



Bedroom



Bathroom



Hall



Hall



Staircase



Bedroom



Bedroom



Bedroom



Bedroom