



Justin Lachapelle, Certified Real Estate Broker AEO
IMMEUBLES MTL / MTL REALTY
 Real Estate Agency
 2835, pl. Winner
 Saint-Lazare (QC) J7T 2B1
<http://www.immeubles-mtl.com>

514-234-1275

justin@immeubles-mtl.com



Centris No. 22365874 (Active)



\$650,000

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

Region Montréal
Neighbourhood Central East
Near
Body of Water

Property Type	Bungalow	Year Built	1956
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	84.3 X 27 ft irr	Reposess./Judicial auth.	No
Living Area	1,361 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2019)
Lot Size	111 X 167 ft	File Number	
Lot Area	18,592 sqft	Occupancy	60 days PP/PR Accepted
Cadastre	2529704	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2019	Municipal	\$4,163 (2019)	Common Exp.	
Lot	\$279,800	School	\$725 (2019)	Electricity	
Building	\$160,200	Infrastructure		Oil	
		Water		Gas	
Total	\$440,000	Total	\$4,888	Total	

Room(s) and Additional Space(s)					
No. of Rooms	10	No. of Bedrooms	3+1	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Kitchen	13.4 X 13.3 ft	Linoleum		
GF	LVR + DNR combo	22.5 X 11.7 ft	Wood		
GF	Family room	25 X 11.2 ft	Wood		
GF	Master bedroom	13 X 9.8 ft	Wood		
GF	Bedroom	9.7 X 8.10 ft	Wood		
GF	Bedroom	9.7 X 8.9 ft	Wood		
BA1	Playroom	22 X 13 ft	Laminate floor		
BA1	Bedroom	22.5 X 11.1 ft	Laminate floor		
BA1	Office	10.6 X 7.10 ft	Laminate floor		
BA1	Storage	12.7 X 11.1 ft	Concrete		
Additional Space			Size		
Garage			29 X 28.2 ft		

Shed	16.4 X 12.4 ft
Patio	23.6 X 23 ft
Features	
Sewage System	Municipality
Water Supply	Municipality
Foundation	Poured concrete
Roofing	Sheet metal
Siding	
Windows	
Window Type	
Energy/Heating	Heating oil
Heating System	Forced air
Basement	6 feet and more, Finished basement
Bathroom	
Washer/Dryer (installation)	Bathroom (Basement 1)
Fireplace-Stove	
Kitchen Cabinets	
Equipment/Services	
	Rented Equip. (monthly)
	Renovations
	Pool
	Parking
	Driveway
	Garage
	Carport
	Lot
	Topography
	Distinctive Features
	Water (access)
	View
	Proximity
	Building's Distinctive Features
	Energy efficiency
Inclusions	
Exclusions	
Broker - Remarks	
Extremely rare 84ft bungalow on 18,592sf lot located on traffic free cul-de-sac! Beautiful 25 x 11ft family room extension with cathedral ceilings. Huge 29 x 28ft garage with loft. Finished basement features 2nd full bathroom, large 4th bedroom, playroom, office & storage room. New metal roof (2018). Don't miss out on this opportunity!	
Addendum	
Picturesque private setting with mature trees and fenced backyard. 200amp panel box.	
Sale with legal warranty	
Seller's Declaration	Yes SD-01700
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



Family room



Family room



Family room



Family room



Hall



Dining room



Dining room



Dining room



Living room



Living room



Living room



Overall view



Kitchen



Kitchen



Kitchen



Kitchen



Hall



Master bedroom



Master bedroom



Master bedroom



Bedroom



Bedroom



Bedroom