



Alexa Landreville, Residential Real Estate Broker
IMMEUBLES DEAKIN REALTY
 Real Estate Agency
 332, Lakeshore
 Pointe-Claire (QC) H9S 4L7
<http://www.deakinrealty.ca>

514-451-3246 / 514-695-2575

alexa@deakinrealty.ca



Centris No. 28083038 (Active)



\$699,000

45 Av. Belton
Pointe-Claire
H9S 4A3

Region Montréal
Neighbourhood South West
Near Brunet
Body of Water

Property Type	Two or more storey	Year Built	1929
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size		File Number	
Lot Area	7,757.55 sqft	Occupancy	60 days PP/PR Accepted
Cadastre	4254227	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2021	Municipal	\$3,703 (2021)	Common Exp.	
Lot	\$259,500	School	\$437 (2021)	Electricity	
Building	\$215,100	Infrastructure		Oil	
		Water		Gas	
Total	\$474,600	Total	\$4,140	Total	

Room(s) and Additional Space(s)					
No. of Rooms	6	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	12 X 15 ft	Parquetry		
GF	Dining room	8 X 15 ft	Parquetry		
GF	Kitchen	9 X 15.6 ft	Linoleum		
GF	Dinette	8 X 6.6 ft	Parquetry		
GF	Family room	16 X 13 ft	Wood		
GF	Master bedroom	14.6 X 11.6 ft	Parquetry	+ ensuite	
2	Bedroom	12.6 X 8 ft	Wood		
2	Bedroom	11 X 12 ft	Wood		
BA1	Storage	23 X 15 ft	Concrete		
Additional Space			Size		
Garage			20 X 12 ft		

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$15)
Water Supply	Municipality	Renovations	
Foundation	Concrete blocks, Concrete slab on ground, Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (3), Garage (1)
Siding	Aluminum, Stucco	Driveway	Asphalt
Windows		Garage	Detached, Single width
Window Type		Carpport	
Energy/Heating	Dual energy, Electricity, Heating oil	Lot	Fenced
Heating System	Forced air	Topography	
Basement	Unfinished	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	storage (Basement 1)	View	
Fireplace-Stove		Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, Highway, Park, Public transportation
Kitchen Cabinets	Wood	Building's Distinctive Features	
Equipment/Services	Electric garage door opener, Central heat pump	Energy efficiency	
Restrictions/Permissions			

Inclusions

All kitchen appliances, light fixtures, electric fireplace, washer & dryer, window coverings in living room, dining room & bedrooms.

Exclusions

Chest freezer in basement, wall mount TVs, curtains in stairway, family room, kitchen & dinette. The hot water tank is rented.

Broker - Remarks

Charming 3 bedroom cottage on a quiet street in sought after Cedar Park. Unique opportunity to renovate to your taste or build your dream home. Across the street from the park & steps from Lakeshore pool. A short walk to Pointe-Claire village, Clearpoint Elementary & École Primaire Marguerite Bourgeoys. Quick access to highway, bus stop, and train.

Addendum

This home was extended, adding a main floor master suite and additional living area with separate entrance. Large patio doors off extension to composite deck & private backyard. Step up to family room & kitchen with dinette overlooking the park. The second floor offers two bedrooms and a full bathroom. Large detached garage/workshop.

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration

Yes SD-81093

Source

IMMEUBLES DEAKIN 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.