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**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**

<b>Property Type</b>	Bungalow	<b>Year Built</b>	1956
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	70 X 27 ft irr	<b>Repossess./Judicial auth.</b>	No
<b>Living Area</b>	1,361 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2019)
<b>Lot Size</b>	111 X 167 ft	<b>File Number</b>	
<b>Lot Area</b>	18,592 sqft	<b>Occupancy</b>	60 days PP/PR Accepted
<b>Cadastre</b>	2529704	<b>Deed of Sale Signature</b>	60 days PP/PR Accepted
<b>Zoning</b>	Residential		

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

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	10	<b>No. of Bedrooms</b>	3+1	<b>No. of Bathrooms and Powder Rooms</b>	2+0
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
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		
<b>Additional Space</b>			<b>Size</b>		
Garage			29 X 28.2 ft		

Shed	16.4 X 12.4 ft
Patio	23.6 X 23 ft

<b>Features</b>			
<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>		<b>Pool</b>	
<b>Roofing</b>	Sheet metal	<b>Parking</b>	Driveway (4), Garage (2)
<b>Siding</b>		<b>Driveway</b>	
<b>Windows</b>		<b>Garage</b>	Attached, Heated
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Heating oil	<b>Lot</b>	Landscaped, Wooded
<b>Heating System</b>	Forced air	<b>Topography</b>	Flat
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Bathroom (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>		<b>Proximity</b>	Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>		<b>Energy efficiency</b>	

<b>Inclusions</b>
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<b>Exclusions</b>
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<b>Broker - Remarks</b>
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!

<b>Addendum</b>
Picturesque private setting with mature trees. 200amp panel box.

<b>Sale with legal warranty</b>
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<b>Seller's Declaration</b>	Yes SD-01700
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<b>Source</b>
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.
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