



Robert-Charles Ferland, E.A., Certified Residential and Commercial Real Estate Broker AEO
IMM AGENCE IMMOBILIÈRE
 Real Estate Agency
 1026, av. Mont-Royal E. #203
 Montréal (QC) H2J 1X6
 http://www.agenceimm.ca

514-246-5653

info@agenceimm.ca



Centris No. 12958367 (Active)



\$549,000

44 Av. de Mount Pleasant
Pointe-Claire
H9R 2S9

Region Montréal
Neighbourhood Central East
Near Chester
Body of Water

Property Type	Two or more storey	Year Built	1953
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	26 X 25 ft	Reposess./Judicial auth.	No
Living Area	1,226 sqft	Trade possible	
Building Area		Cert. of Loc.	No
Lot Size		File Number	
Lot Area	6,501 sqft	Occupancy	60 days PP/PR Accepted
Cadastre	4250706	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$3,295 (2024)	Common Exp.	
Lot	\$302,000	School	\$373 (2023)	Electricity	
Building	\$222,400	Infrastructure		Oil	
		Water		Gas	
Total	\$524,400 (104.69%)	Total	\$3,668	Total	

Room(s) and Additional Space(s)					
No. of Rooms	8	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	16.11 X 14 ft	Wood	crown moldings	
GF	Dining room	12 X 11.11 ft	Wood	patio doors	
GF	Kitchen	12.6 X 12.2 ft	Linoleum	cown moldings	
2	Primary bedroom	14.3 X 13.5 ft	Wood		
2	Bedroom	16.6 X 9.7 ft	Wood		
2	Bedroom	11.7 X 9.10 ft	Wood		
BA1	Family room	25.6 X 11.9 ft	Carpet	Fireplace-Stove. stone fp	
BA1	Storage	16.9 X 13.11 ft	Concrete		

Features	
Sewage System	Municipality
Water Supply	Municipality
Rented Equip. (monthly)	
Renovations	

Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (2)
Siding	Brick	Driveway	
Windows	Aluminum	Garage	
Window Type		Carport	
Energy/Heating	Heating oil	Lot	Bordered by hedges, Fenced
Heating System	Forced air	Topography	Flat
Basement		Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	Storage (Basement 1)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, CEGEP, Commuter train, Daycare centre, Golf, High school, Highway, Hospital, Park, Public transportation, University
Kitchen Cabinets	Wood	Building's Distinctive Features	
Property/Unit Amenity		Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

All fixtures, dining room corner cabinets / Cabana / Appliances

Exclusions

Bathroom corner shelf

Remarks

Sunny house located in an enchanting area near Lakeshore Road, Valois & Pointe-Claire villages and all services! Nice layout! Living room with a bay window, dining room gives access to a nice terrace and a beautiful garden (south orientation). Hardwood floors, 3 bedrooms, finished basement!

Addendum

Welcome at 44 Mount-Pleasant in Pointe-Claire

This sunny house is located close to everything! Quick access to the Lakeshore promenade, Valois & Pointe-Claire's villages, all commercial services, a train station, Highway 20 and Fairview Shopping Mall.

Nice divisions, hardwood floors and a beautiful garden facing south!

Living room with a bay window.

The dining room gives access to a beautiful terrace and a large courtyard with a shed.

Hardwood floors. Many wall covered with wood paneling. Crown moldings.

The kitchen adjoining the dining room has wooden cabinets.

3 bedrooms with good dimensions.

1 bathroom (+ existing plumbing for a bathroom in the basement).

The basement has a family room with a stone fireplace, a laundry room and a large storage.

Nice backyard with a spacious shed, several perennial flowers & mature trees.

The roof was redone in 2013.

Water & sewer lines replaced in 2013-14.

Nice opportunity to live in a great location!

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

Seller's Declaration

Yes SD-67417

Source

IMM AGENCE IMMOBILIÈRE, 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.