



Desiree Ofter, Residential Real Estate Broker
IMMEUBLES DEAKIN REALTY
 Real Estate Agency
 332, Lakeshore
 Pointe-Claire (QC) H9S 4L7
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Centris No. 24633776 (Active)



\$649,000

**94 Av. Bayview
 Pointe-Claire
 H9S 5C3**

Region Montréal
Neighbourhood South East
Near
Body of Water

Property Type	Two or more storey	Year Built	1954
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	28 X 24.5 ft	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2017)
Lot Size	50 X 105.5 ft	File Number	
Lot Area	4,406 sqft	Occupancy	75 days PP/PR Accepted
Cadastre	4253344	Deed of Sale Signature	75 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$4,315 (2024)	Common Exp.	
Lot	\$276,100	School	\$396 (2023)	Electricity	
Building	\$250,500	Infrastructure		Oil	
		Water		Gas	
Total	\$526,600 (123.24%)	Total	\$4,711	Total	

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	15 X 13 ft	Wood		
GF	Kitchen	14 X 11.6 ft	Ceramic		
GF	Dining room	13.6 X 11.6 ft	Wood		
2	Primary bedroom	13 X 12 ft	Wood		
2	Bedroom	13 X 11.6 ft	Wood		
2	Bedroom	12.6 X 11.6 ft	Wood		
2	Bedroom	11.6 X 8.6 ft	Wood		

Features	
Sewage System	Municipality
Water Supply	Municipality
Foundation	Poured concrete
Rented Equip. (monthly)	Water heater - 1 (\$15)
Renovations	
Pool	

Roofing		Parkg (total)	Driveway (2)
Siding	Aluminum, Brick	Driveway	
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Hot water	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	Basement (Basement 1)	View	
Fireplace-Stove	Fireplace - Other: electric	Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Wall-mounted heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Fridge, stove, dishwasher, washer, dryer, blinds, light fixtures except those excluded, microwave, shed

Exclusions

Three chandeliers in bedrooms

Remarks

Here is your opportunity to live in coveted Pointe-Claire South. Enjoy the convenience of a beautifully renovated kitchen and an open floor plan perfect for entertaining. This spacious four bedroom cottage features large windows throughout and tons of natural light. Added perks include a powder room on the main floor and a West facing backyard with no rear neighbours . Easy access to highway 20 and Cedar Park train station and just a short stroll to the Lakeshore and Ovide Park. Don't miss your chance to live in this incredible neighbourhood.

Addendum

Fridge, stove, dishwasher, washer, dryer, light fixtures except those excluded, blinds

Sale with legal warranty of quality

Seller's Declaration

Yes SD-43249

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.