

Centris No. 23065426 (Active)



\$849,000

43 Av. Gendron
Pointe-Claire
H9R 0G1

Region Montréal
Neighbourhood Central West
Near
Body of Water

Property Type	House	Year Built	2020
Style	Two or more storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2020)
Building Type	Attached	Special Contribution	
Floor		Meeting Minutes	Yes (2024)
Total Number of Floors		Financial Statements	Yes (2024)
Total Number of Units		Building Rules	
Private Portion Size	39 X 20.6 ft	Repossess./Judicial auth.	No
Plan Priv. Portion Area	1,922 sqft	Building insurance	
Building Area		Maintenance log	
Lot Size		Co-ownership insurance	
Lot Area		Contingency fund study	
Cadastre of Private Portion	6290827	Cert. of Loc. (divided part)	Yes (2020)
Cadastre of Common Portions	6290816	File Number	
Trade possible		Occupancy	120 days PP/PR Accepted
Zoning	Residential	Deed of Sale Signature	120 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$5,247 (2024)	Condo Fees (\$277/month)	\$3,324
Lot	\$131,000	School	\$649 (2023)	Common Exp.	
Building	\$705,200	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$836,200 (101.53%)	Total	\$5,896	Total	\$3,324

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	13.4 X 10.3 ft	Wood		
GF	Dining room	14.10 X 11 ft	Wood		
GF	Kitchen	13.4 X 11.8 ft	Wood		walk-in pantry 6'6 x 4'9

2	Primary bedroom	13.9 X 10.6 ft	Wood	
2	Bedroom	14.4 X 8.9 ft	Wood	
2	Bedroom	10.6 X 9.4 ft	Wood	
3	Mezzanine	18.6 X 14.9 ft	Carpet	plumbing for bathroom

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$82)
Water Supply	Municipality	Renovations	
Siding		Pool	
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Dual energy, Electricity, Natural gas	Leased Parkg	
Heating System	Forced air	Parkg (total)	Garage (2)
Basement	6 feet and more, Finished basement	Driveway	
Bathroom	Separate shower	Garage	Attached, Double width or more, Heated
Washer/Dryer (installation)		Carport	
Fireplace-Stove		Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Private balcony, Level 2 charging station, Fire detector (connected), Air exchange system, Electric garage door opener, Central heat pump	View	
Building Amenity		Proximity	
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible			

Inclusions

LG refrigerator, Thermador gas stove, Thermador dishwasher, washer and dryer, light fixtures, blinds, curtains and rods, electric garage door opener

Exclusions

Light fixtures in kitchen and dining, electric car charger, gazebo

Remarks

Beautiful, newly built townhouse in the heart of Pointe-Claire. Modern white kitchen with quartz counters, gas range, large island and walk-in pantry. This model offers a cozy family room (or primary bedroom) on the mezzanine level. Plumbing roughed in for additional bathroom on this level. 2nd floor features 3 good size bedrooms and bathroom with glass shower and separate tub. Practical 2nd floor laundry. The finished basement has an additional family room and leads to your own private double garage. A large patio provides extra space perfect for those warm summer nights. Extras include gas dual zone forced air and on demand gas hot water.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-06823

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.



Exterior



Exterior entrance



Passageway



Living room



Living room



Dining room



Dining room



Dining room



Dining room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Other



Powder room



Staircase



Primary bedroom



Bedroom



Bedroom