



**Desiree Otter**, Residential Real Estate Broker  
**IMMEUBLES DEAKIN REALTY**  
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**Centris No.** 9381904 (Active)



**\$869,000**

**43 Av. Gendron**  
**Pointe-Claire**  
**H9R 0G1**

**Region** Montréal  
**Neighbourhood** Central West  
**Near**  
**Body of Water**

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

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2024	<b>Municipal</b>	\$5,247 (2024)	<b>Condo Fees (\$277/month)</b>	\$3,324
<b>Lot</b>	\$131,000	<b>School</b>	\$649 (2023)	<b>Common Exp.</b>	
<b>Building</b>	\$705,200	<b>Infrastructure</b>		<b>Electricity</b>	
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$836,200 (103.92%)	<b>Total</b>	\$5,896	<b>Total</b>	\$3,324

<b>Room(s) and Additional Space(s)</b>						
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

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

## 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

## 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-05124

## 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.