



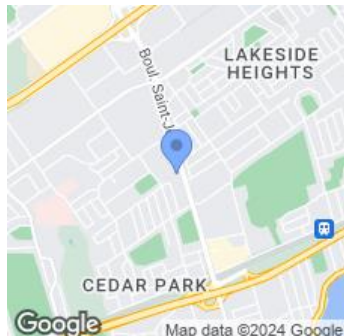
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**Centris No.** 12625859 (Active)



**\$959,000**

**74 Av. de Somervale Gardens**  
**Pointe-Claire**  
**H9R 3H5**

**Region** Montréal  
**Neighbourhood** Central West  
**Near** Rockwyn

**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1967
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	47.1 X 27.4 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>	2,200 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2022)
<b>Lot Size</b>	64 X 100 ft	<b>File Number</b>	
<b>Lot Area</b>	6,400.22 sqft	<b>Occupancy</b>	2024-06-28
<b>Cadastre</b>	2525762	<b>Deed of Sale Signature</b>	2024-06-28
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2024	<b>Municipal</b>	\$5,429 (2024)	<b>Common Exp.</b>	
<b>Lot</b>	\$335,900	<b>School</b>	\$651 (2024)	<b>Electricity</b>	\$846
<b>Building</b>	\$530,100	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	\$1,895
<b>Total</b>	\$866,000 (110.74%)	<b>Total</b>	\$6,080	<b>Total</b>	\$2,741

<b>Room(s) and Additional Space(s)</b>						
No. of Rooms	9		No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information		
GF	Living room	11 X 21 ft	engineered hardwood	Fireplace-Stove.		
GF	Dining room	22.2 X 9.2 ft	engineered hardwood			
GF	Kitchen	10.6 X 8.6 ft	Ceramic			
GF	Family room	9 X 15.6 ft	engineered hardwood			
2	Primary bedroom	17.9 X 14.9 ft	engineered hardwood	+ ensuite & walk-in		
2	office/den	11.1 X 8.5 ft	engineered hardwood			
2	Bedroom	12.9 X 9 ft	Wood			
2	Bedroom	12 X 8 ft	Wood			
2	Bedroom	9 X 10.6 ft	Wood			
BA1	Playroom	20 X 18 ft	Laminate floor			
BA1	Workshop	20 X 10 ft	Concrete			

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	Water heater - 1 (\$16), Alarm system (\$30)
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Piling, Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (4), Garage (1)
<b>Siding</b>		<b>Driveway</b>	Asphalt, Double width or more
<b>Windows</b>		<b>Garage</b>	Built-in, Heated, Single width
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Natural gas	<b>Lot</b>	Fenced
<b>Heating System</b>	Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>	Ensuite bathroom, Separate shower, heated floors	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	laundry room (1st level/Ground floor)	<b>View</b>	
<b>Fireplace-Stove</b>	Gas fireplace	<b>Proximity</b>	Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM)
<b>Kitchen Cabinets</b>	Wood	<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Central air conditioning, Alarm system, Central heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

## Inclusions

Stove, dishwasher, microwave, refrigerators (kitchen and garage), washer & dryer. All light fixtures, tools in outdoor shed and piano. Window coverings in the ensuite bathroom, office, and family room next to the kitchen only.

## Exclusions

Desk and shelving in southeast bedroom, shelving in master bedroom, chest freezer in basement. The hot water tank is rented.

## Remarks

Unique renovated and extended 4 bedroom 2+1 bathroom cottage on a quiet street in sought after Cedar Park Heights. The main floor of the home was extended out front and back, while the second floor was extended over the garage to create an idyllic primary suite. This home has an impressively large open concept main floor, making it perfect for a large family that loves to entertain!

## Addendum

You will immediately be charmed by the cozy front porch!

Spacious vestibule with coat closet and bench area.

Enter to the open concept main floor with new engineered wood floors and recessed lighting throughout.

Grand living room with bay window and gas fireplace.

Oversized dining room with south facing fenestration overlooking the backyard.

The kitchen is open to the main living area and has been recently refreshed featuring wood cabinets and granite countertops. Off the kitchen is a separate laundry area with access to the built-in garage.

The front family room allows for a second living room on the main floor.

The second floor offers four bedrooms including a fantastic primary suite. The primary suite consists of a large main bedroom,

walk-in closet, private den/office area and a luxurious ensuite bathroom. The ensuite bathroom features heated floors, two separate vanities, a soaker tub and large glass shower. The walk-in closet is conveniently equipped with built-ins. The den is a real sanctuary with both south and west facing windows. The owners had this room soundproofed so that it could truly be a proper office space. This space would also make an ideal yoga/reading room.

Finished basement with playroom and furnace/storage room.

The backyard is south facing allowing for sun all day! Sprawling back deck with both a dining and sitting area.

Ideally located just minutes from St-John's Blvd, highways 20 & 40, the REM, excellent schools, outdoor pool, aquatic centre, library, arena, parks, Cedar park train station... the list goes on!

Don't miss this rare opportunity to own the perfect family home!

A full list of all renovations done in 2021 is available.

**Sale with legal warranty of quality**

**Seller's Declaration**

Yes SD-41420

**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.