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Centris No. 25200010 (Active)



\$1,495,000

**71 Av. Cedar
 Pointe-Claire
 H9S 4Y3**

Region Montréal
Neighbourhood South West
Near Lancaster
Body of Water

Property Type	Two or more storey	Year Built	1995
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	46.2 X 35.11 ft	Reposess./Judicial auth.	No
Living Area	3,315.28 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2013)
Lot Size	100 X 280 ft	File Number	
Lot Area	28,009 sqft	Occupancy	90 days PP/PR Accepted
Cadastre	4254162	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2019	Municipal	\$8,760 (2019)	Common Exp.	
Lot	\$482,900	School	\$1,357 (2019)	Electricity	
Building	\$444,900	Infrastructure		Oil	
		Water		Gas	
Total	\$927,800	Total	\$10,117	Total	

Room(s) and Additional Space(s)					
No. of Rooms	9	No. of Bedrooms	3+1	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Family room	18 X 15 ft	Wood	Fireplace-Stove.	
GF	Living room	20 X 15 ft	Wood	Fireplace-Stove.	
GF	Kitchen	15.4 X 11 ft	Ceramic		
GF	Office	16 X 12 ft	Wood		
GF	Dining room	20.10 X 14 ft	Ceramic		
2	Master bedroom	16 X 15 ft	Wood		
2	Bedroom	14 X 14 ft	Wood		
2	Bedroom	14.2 X 13.6 ft	Wood		
2	Playroom	20 X 8 ft	Wood		
BA1	Bedroom	13 X 13 ft	Wood		
BA1	Home theatre	16 X 16 ft	Wood		
BA1	Laundry room	14 X 9 ft	Wood		

Additional Space Garage	Size 20 X 12 ft	
Features		
Sewage System	Municipality	Rented Equip. (monthly) Water heater - 1 (\$12)
Water Supply	Municipality	Renovations
Foundation	Poured concrete	Pool
Roofing	Asphalt shingles	Parking Driveway (10), Garage (2)
Siding		Driveway Double width or more, Paving stone
Windows		Garage Detached, Double width or more
Window Type		Carport
Energy/Heating	Electricity	Lot
Heating System	Forced air	Topography
Basement	6 feet and more, Finished basement, Outdoor entrance	Distinctive Features
Bathroom	Ensuite bathroom	Water (access)
Washer/Dryer (installation)	Laundry room (Basement 1)	View
Fireplace-Stove	Wood fireplace	Proximity Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features
Equipment/Services	Central heat pump	Energy efficiency

Inclusions
Sub-Zero fridge, wall oven, stovetop & hood, dishwasher, washer, dryer, motorized patio awning, jacuzzi, Tesla charger, central vac

Exclusions
Smart Home system including motorized shades, home theatre equipment, networking equipment, patio furniture

Broker - Remarks
Colonial style Canadiana, designed by William E. Poole, originally custom-built in 1995 with southern style huge covered front porch. Located on a magnificent 28000 square foot lot on sought-after Cedar Avenue, the current owners have taken this special home to a new level with no expense spared.

Addendum
The list of tasteful top-quality renovations includes a gourmet kitchen, new master ensuite, complete basement and extensive landscaping.

Large elegant entrance/foyer with spectacular curved staircase

Ten foot high ceilings throughout, plus a fantastic cathedral ceiling in the great room featuring floor to ceiling windows, open to the kitchen.

Main floor offers flexible layout with traditional cross hall plan plus family room or office and open concept kitchen , dining and family room across the back - all overlooking the beautiful fenced yard.

Large detached 2 car garage with Unistone pathway to the house (heated - so no shoveling in the winter!)

Second floor with huge open landing overlooking the main floor great room.

Large master suite with walk-in closet and beautiful new ensuite bathroom with walk-in shower.

Two more bedrooms with "Jack and Jill" bathroom between and small tucked-away playroom for kids.

Completely finished basement with full bathroom, bedroom, playroom, laundry room, storage and separate entrance from

exterior.

Sale with legal warranty

Seller's Declaration

Yes SD-26770

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



Patio



Exterior entrance



Exterior entrance



Living room



Living room



Family room



Family room



Kitchen



Kitchen



Dining room



Powder room



Master bedroom



Master bedroom



Bedroom



Bedroom



Bathroom



Home theatre



Bedroom



Bathroom



Laundry room



Garage



Backyard