

**Centris No.** 26142097 (Active)



**\$1,895,000**

**98 Av. Cedar  
 Pointe-Claire  
 H9S 4Y4**

**Region** Montréal  
**Neighbourhood** South West  
**Near** Windwood  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	2017
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	72.1 X 35.8 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>	3,618 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2022)
<b>Lot Size</b>	251.7 X 50 ft	<b>File Number</b>	
<b>Lot Area</b>	12,541.03 sqft	<b>Occupancy</b>	90 days PP/PR Accepted
<b>Cadastre</b>	4254503	<b>Deed of Sale Signature</b>	90 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2024	<b>Municipal</b>	\$9,875 (2024)	<b>Common Exp.</b>	
<b>Lot</b>	\$664,100	<b>School</b>	\$1,198 (2023)	<b>Electricity</b>	\$5,868
<b>Building</b>	\$913,100	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$1,577,200 (120.15%)	<b>Total</b>	\$11,073	<b>Total</b>	\$5,868

Room(s) and Additional Space(s)								
No. of Rooms	8		No. of Bedrooms (above ground + basement)	4+2		No. of Bathrooms and Powder Rooms	4+0	
Level	Room	Size	Floor Covering	Additional Information				
GF	Hall	18 X 9.9 ft	Wood	Entrance				
GF	Kitchen	17.7 X 17.5 ft	Wood					
GF	Dining room	17.7 X 12.4 ft	Wood					
GF	Living room	25.9 X 14.10 ft	Wood					
GF	Office	14.10 X 13.3 ft	Wood	or BEDROOM				
2	Primary bedroom	17 X 14.10 ft	Wood					
2	Bedroom	15 X 13 ft	Wood					
2	Bedroom	12.11 X 12.7 ft	Wood					
2	Bedroom	14.3 X 13 ft	Wood					
2	Mezzanine	24.7 X 7 ft	Wood					
BA1	Playroom	30 X 17 ft	Carpet					
BA1	Bedroom	13.11 X 11.1 ft	Carpet					

BA1	Bedroom	17.1 X 13.10 ft	Laminate floor	or GYM
<b>Additional Space</b>			<b>Size</b>	
Garage			20 X 20 ft	

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	Propane tank (\$10)
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	Inground
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (4), Garage (2)
<b>Siding</b>		<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	Built-in, Double width or more
<b>Window Type</b>	Casement	<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<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	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Laundry room (2nd level)	<b>View</b>	
<b>Fireplace-Stove</b>	Gas fireplace	<b>Proximity</b>	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Private balcony, Private yard, Air exchange system, Central vacuum cleaner system installation, Electric garage door opener, Central heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

## Inclusions

Fridge, wall oven, gas range, dishwasher, built-in microwave, wine fridge, washer, dryer, all window coverings, all light fixtures, pool accessories.

## Exclusions

Fridge & freezer in garage

## Remarks

Custom built luxury home on sought-after Cedar Avenue, built by a local contractor as the family's personal residence. With over 3500 square feet of modern open concept living space, this home boasts high ceilings and abundant natural light. Enjoy a three-minute walk to the nearby train station, and easy access to parks, shops and schools.

## Addendum

The large mudroom/entry hall opens to a gourmet kitchen featuring a built-in banquette, large central island with integrated dinette and top-quality built-in appliances. Dining room with patio doors to the three-season screened porch, which overlooks the in-ground pool and fenced yard, complete with outdoor shower and large cabana. Bright living room with gas fireplace and patio doors to the enclosed porch. Main floor office and full bathroom offers potential for a main floor bedroom suite, ideal for guests or intergenerational space. Two-car garage with direct access to the main floor and additional storage space. Primary bedroom features a large walk-in closet, beautiful ensuite bathroom with large walk-in shower and soaker tub, and a private west-facing balcony. Three additional bedrooms, all with walk-in closets plus an open mezzanine. Well finished basement with family room, gym or bedroom, one more bedroom or office and a fourth full bathroom.

## Sale with legal warranty of quality

**Seller's Declaration**

Yes SD-38980

**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



Aerial photo



Aerial photo



Exterior



Exterior entrance



Kitchen



Kitchen





Kitchen



Kitchen



Kitchen



Kitchen



Dining room



Dining room



Living room



Living room



Living room



Balcony



Balcony



Office



Bathroom



Bathroom



Staircase



Primary bedroom