

**Centris No.** 12484468 (Active)



**\$679,000**

**118 Av. Broadview**  
**Pointe-Claire**  
**H9R 3Z4**

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

|                          |                    |                                 |                           |
|--------------------------|--------------------|---------------------------------|---------------------------|
| <b>Property Type</b>     | Two or more storey | <b>Year Built</b>               | 1948                      |
| <b>Building Type</b>     | Detached           | <b>Expected Delivery Date</b>   |                           |
| <b>Intergenerational</b> |                    | <b>Seasonal</b>                 |                           |
| <b>Building Size</b>     | 25 X 24.1 ft       | <b>Reposess./Judicial auth.</b> | No                        |
| <b>Living Area</b>       |                    | <b>Trade possible</b>           |                           |
| <b>Building Area</b>     |                    | <b>Cert. of Loc.</b>            | Yes (2024)                |
| <b>Lot Size</b>          | 251.5 X 50 ft      | <b>File Number</b>              |                           |
| <b>Lot Area</b>          | 12,589.46 sqft     | <b>Occupancy</b>                | 90 days PP/PR<br>Accepted |
| <b>Cadastre</b>          | 4 251 310          | <b>Deed of Sale Signature</b>   | 90 days PP/PR<br>Accepted |
| <b>Zoning</b>            | Residential        |                                 |                           |

| <b>Municipal Assessment</b> |                     | <b>Taxes (annual)</b> |                | <b>Expenses/Energy (annual)</b> |  |
|-----------------------------|---------------------|-----------------------|----------------|---------------------------------|--|
| <b>Year</b>                 | 2025                | <b>Municipal</b>      | \$3,404 (2025) | <b>Common Exp.</b>              |  |
| <b>Lot</b>                  | \$352,600           | <b>School</b>         | \$415 (2024)   | <b>Electricity</b>              |  |
| <b>Building</b>             | \$180,200           | <b>Infrastructure</b> |                | <b>Oil</b>                      |  |
|                             |                     | <b>Water</b>          |                | <b>Gas</b>                      |  |
| <b>Total</b>                | \$532,800 (127.44%) | <b>Total</b>          | \$3,819        | <b>Total</b>                    |  |

| <b>Room(s) and Additional Space(s)</b> |                 |                                           |                |                                   |     |
|----------------------------------------|-----------------|-------------------------------------------|----------------|-----------------------------------|-----|
| No. of Rooms                           | 6               | No. of Bedrooms (above ground + basement) | 3+0            | No. of Bathrooms and Powder Rooms | 1+0 |
| Level                                  | Room            | Size                                      | Floor Covering | Additional Information            |     |
| GF                                     | Living room     | 14.6 X 12 ft                              | Wood           | Fireplace-Stove.                  |     |
| GF                                     | Dining room     | 11 X 11 ft                                | Wood           |                                   |     |
| GF                                     | Kitchen         | 11 X 11 ft                                | Wood           |                                   |     |
| 2                                      | Primary bedroom | 13 X 10.6 ft                              | Wood           |                                   |     |
| 2                                      | Bedroom         | 11.6 X 10 ft                              | Wood           |                                   |     |
| 2                                      | Bedroom         | 11.6 X 7 ft                               | Wood           |                                   |     |

| <b>Features</b>      |              |                                |
|----------------------|--------------|--------------------------------|
| <b>Sewage System</b> | Municipality | <b>Rented Equip. (monthly)</b> |
| <b>Water Supply</b>  | Municipality | <b>Renovations</b>             |
| <b>Foundation</b>    |              | Chimney - 2021 (\$24,000)      |
| <b>Roofing</b>       |              | <b>Pool</b>                    |
|                      |              | <b>Parkg (total)</b>           |
|                      |              | Driveway (4)                   |

|                                    |                             |                                        |         |
|------------------------------------|-----------------------------|----------------------------------------|---------|
| <b>Siding</b>                      |                             | <b>Driveway</b>                        | Asphalt |
| <b>Windows</b>                     |                             | <b>Garage</b>                          |         |
| <b>Window Type</b>                 |                             | <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, Unfinished | <b>Distinctive Features</b>            |         |
| <b>Bathroom</b>                    |                             | <b>Water (access)</b>                  |         |
| <b>Washer/Dryer (installation)</b> |                             | <b>View</b>                            |         |
| <b>Fireplace-Stove</b>             | Wood fireplace              | <b>Proximity</b>                       |         |
| <b>Kitchen Cabinets</b>            |                             | <b>Building's Distinctive Features</b> |         |
| <b>Property/Unit Amenity</b>       |                             | <b>Energy efficiency</b>               |         |
| <b>Restrictions/Permissions</b>    |                             | <b>Mobility impaired accessible</b>    |         |
| <b>Pets</b>                        |                             |                                        |         |

**Inclusions**  
Light fixtures, curtains and rods, blinds, dishwasher, stove, fridge

**Exclusions**  
Washer, dryer

**Remarks**  
Welcome to 118 Broadview, located on an immense lot of over 12,000 sqft in the heart of Valois. This house features an updated kitchen and bathroom and beautiful wood floors. The basement is ready for you to put your finishing touch. Recent renovations include french drains (2023), chimney (2021), driveway and landscaping (2024). Come live in one of the most desirable and convenient areas for young families in the West Island .

**Addendum**  
This central location is walking distance to Sunnyside Park, St-Thomas high school, St John Fisher elementary school, and Valois train station. Enjoy the state of the art amenities at Valois Park including a Splash pad , basketball and tennis courts, skating and community pool.  
  
Close to Ecole St-Louis and Ecole Pointe-Claire, John Rennie high school, Pointe- Claire plaza shopping centre and Terra Cotta park.

**Sale with legal warranty of quality**

**Seller's Declaration** Yes SD-60103

**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.