

Centris No. 15556532 (Active)



\$1,649,000

**3 Av. de Murray Gardens
 Pointe-Claire
 H9S 4E8**

Region Montréal
Neighbourhood South West
Near St-Jean
Body of Water

Property Type	Two or more storey	Year Built	1948
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	54.9 X 30.2 ft	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2023)
Lot Size	298.4 X 119.5 ft irr	File Number	
Lot Area	27,261.74 sqft	Occupancy	60 days PP/PR Accepted
Cadastre	4252420	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$8,588 (2025)	Common Exp.	
Lot	\$987,800	School	\$1,083 (2024)	Electricity	
Building	\$357,600	Infrastructure		Oil	
		Water		Gas	
Total	\$1,345,400 (122.57%)	Total	\$9,671	Total	

Room(s) and Additional Space(s)					
No. of Rooms	8	No. of Bedrooms (above ground + basement)	4+1	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	18.5 X 16.4 ft	Wood		
GF	Dining room	17.10 X 8.10 ft	Wood		
GF	Kitchen	15.9 X 13.9 ft	Tiles		
GF	Dinette	13.5 X 13.7 ft	Wood		
GF	Primary bedroom	14.3 X 12.10 ft	Wood		
2	Bedroom	19.3 X 11.10 ft	Wood		
2	Bedroom	16.2 X 15.11 ft	Wood		
2	Bedroom	20.7 X 14.1 ft	Wood		
BA1	Bedroom	16.8 X 11.11 ft	Laminate floor		
BA1	Storage	16.9 X 9 ft	Laminate floor		
Additional Space			Size		
Garage			12 X 20 ft		

Features

Sewage System	Municipality	Rented Equip. (monthly)	Propane tank (\$8)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (8), Garage (1)
Siding		Driveway	Asphalt
Windows		Garage	Built-in, Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	Bordered by hedges, Fenced, Landscaped
Heating System	Convection baseboards, Forced air	Topography	
Basement	6 feet and more, Finished basement, Outdoor entrance	Distinctive Features	Cul-de-sac
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Air exchange system, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Outdoor kitchen including all appliances, gazebo, refrigerator, stove, dishwasher, laundry cabinets, mirrors in all bathrooms, shelving in primary bedroom, all light fixtures and blinds as presently installed, fireplace accessories, basement bathroom cabinet, 2 shelving units in south storage room, metal storage rack in north basement storage room, basement fridge, washer & dryer, John Deere tractor.

Exclusions

Workbench in the garage

Remarks

This unique character home offers the best of both worlds - the tranquility of a country home with the proximity and easy access to the city. Set on a cul-de-sac on one of the largest parcels of land in the area, this home benefits from absolute privacy. Huge front and back gardens with mature trees have been thoughtfully landscaped to maximize utility & beauty while keeping maintenance easy. Inside, the home has been tastefully updated throughout. Abundant space and a versatile layout make this an ideal fit for the modern family. Truly must be seen to be appreciated.

Addendum

Perched on top of hill - no expense has been spared to optimize the grounds. Custom stone walls, gardens, ponds and patios. Fully equipped outdoor kitchen and eating area for AI fresco dining.

Inside features gleaming hardwood floors throughout. Spacious living and dining areas with stone fireplace and huge windows with views front and back. Main floor bedroom with adjoining ensuite bathroom could work nicely as either primary or guest bedroom. Renovated kitchen with high end appliances/gas range and adjacent dinette or family room. Patio doors out to both front and back terraces. Upper level has 3 large bedrooms and spa-like bathroom with soaker tub, large shower and heated floors. Fully finished basement with office/bedroom, new full bathroom with heated floors, mudroom with garage access and plenty of additional storage.

Enjoy lake views and waterfront strolls, a short walk to historic Pointe-Claire Village shops and restaurants.

Important inclusions in the sale -- Cedar gazebo housing outdoor kitchen and appliances, gourmet kitchen appliances, John Deere tractor for quick and easy lawn-care, large shed on concrete slab and more....

Sale with legal warranty of quality

Seller's Declaration

Yes SD-61926

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.