

Centris No. 16269348 (Active)



\$919,000

**57 Av. Ponner
 Pointe-Claire
 H9R 4W4**

Region Montréal
Neighbourhood Central East
Near
Body of Water

Property Type	Two or more storey	Year Built	1975
Building Type	Detached	Expected Delivery Date	Seasonal
Intergenerational		Reposess./Judicial auth.	No
Building Size	40.1 X 24.1 ft	Trade possible	
Living Area		Cert. of Loc.	Yes (2019)
Building Area		File Number	
Lot Size	125.11 X ft irr	Occupancy	2025-05-05
Lot Area	7,065.43 sqft	Deed of Sale Signature	2025-04-28
Cadastre	4 251 714		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$4,226 (2025)	Common Exp.	
Lot	\$328,200	School	\$531 (2024)	Electricity	
Building	\$332,800	Infrastructure		Oil	
		Water		Gas	
Total	\$661,000 (139.03%)	Total	\$4,757	Total	

Room(s) and Additional Space(s)					
No. of Rooms	7	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	20 X 11 ft	Wood		
GF	Dining room	11.6 X 9.6 ft	Wood		
GF	Kitchen	11.6 X 8.6 ft	Wood		
2	Primary bedroom	14.6 X 11 ft	Wood		
2	Bedroom	11.6 X 9.6 ft	Wood		
2	Bedroom	11.6 X 10.6 ft	Wood		
2	Bedroom	10 X 9.6 ft	Wood		
BA1	Family room	20 X 16 ft	Parquetry	Fireplace-Stove.	
Additional Space			Size		
Garage			22.6 X 11.6 ft		

Features	
Sewage System	Municipality
Water Supply	Municipality
Rented Equip. (monthly)	Water heater - 1 (\$17)
Renovations	

Foundation	Poured concrete	Pool	
Roofing		Parkg (total)	Driveway (4), Garage (1)
Siding		Driveway	Asphalt
Windows		Garage	Attached, Heated
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	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, Hospital, Park, Réseau Express Métropolitain (REM)
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Electric garage door opener, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

fridge, stove, dishwasher, washer, dryer, shed, garage fridge, wine fridge, light fixtures, blinds, curtains and rods

Exclusions

murphy bed

Remarks

This immaculate, turn-key cottage is nestled on a quiet cul-de-sac in the family friendly Valois area of Pointe-Claire. Recently renovated, it boasts a new kitchen, two stylish bathrooms, and gorgeous wood floors throughout. Enjoy the convenience of a main floor laundry, a powder room, and a finished basement. The large, pie-shaped lot provides ample outdoor space, while the single-car garage adds storage. Recent upgrades include a new roof, windows, patio door, and a heat pump, making this home move-in ready and low maintenance.

Addendum

Renovations include:

2019: Kitchen, appliances, floors, indoor doors, electrical (light fixtures and pot lights), garage door opener and springs

2020: Roof, windows and patio door, upstairs bathroom

2021: Heat pump and Shed

2023: Basement bathroom, back flow valve installed

2024: Backyard steps and new laundry

Sale with legal warranty of quality

Seller's Declaration

Yes SD-64623

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.