



**Nancy Kemp Deakin**, Certified Residential and Commercial Real Estate Broker  
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 Real Estate Agency  
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**Centris No.** 14759571 (Active)



**\$1,367,000**

**20 Av. Claremont**  
**Pointe-Claire**  
**H9S 5C5**

**Region** Montréal  
**Neighbourhood** South East  
**Near** Lakeshore  
**Body of Water** Lac St-Louis

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	Unknown, Historic
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	Seasonal
<b>Intergenerational</b>		<b>Reposess./Judicial auth.</b>	No
<b>Building Size</b>	30.4 X 55.1 ft	<b>Trade possible</b>	
<b>Living Area</b>		<b>Cert. of Loc.</b>	Yes (2025)
<b>Building Area</b>		<b>File Number</b>	
<b>Lot Size</b>	87.6 X 180.9 ft	<b>Occupancy</b>	90 days PP/PR
<b>Lot Area</b>	15,968.25 sqft		Accepted
<b>Cadastre</b>	4253469, 4253175-4	<b>Deed of Sale Signature</b>	90 days PP/PR
			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>	\$6,783 (2025)	<b>Common Exp.</b>	
<b>Lot</b>	\$901,400	<b>School</b>	\$858 (2024)	<b>Electricity</b>	\$2,900
<b>Building</b>	\$160,700	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$1,062,100 (128.71%)	<b>Total</b>	\$7,641	<b>Total</b>	\$2,900

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	<b>8</b>	<b>No. of Bedrooms (above ground + basement)</b>	<b>3+0</b>	<b>No. of Bathrooms and Powder Rooms</b>	<b>2+0</b>
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
GF	Living room	15 X 13.6 ft	Wood	Fireplace-Stove.	
GF	Dining room	12.6 X 11 ft	Wood		
GF	Kitchen	18 X 12.6 ft	Wood		
GF	Office	13.6 X 11 ft	Wood	or bedroom	
GF	Family room	18 X 17 ft	Wood	Fireplace-Stove.	
2	Primary bedroom	12 X 13.6 ft	Wood		
2	Bedroom	12 X 10.6 ft	Wood		
2	Bedroom	12 X 8 ft	Wood	or walk in CC	
BA1	Storage	24 X 24 ft	Concrete		
<b>Additional Space</b>			<b>Size</b>		
Garage			24 X 10 ft		

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete, Stone	<b>Pool</b>	
<b>Roofing</b>	metal	<b>Parkg (total)</b>	Driveway (3), Garage (1)
<b>Siding</b>	Stucco	<b>Driveway</b>	Asphalt
<b>Windows</b>	Wood	<b>Garage</b>	Detached, Single width
<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>	Crawl space, Low (less than 6 feet), Unfinished	<b>Distinctive Features</b>	Cul-de-sac
<b>Bathroom</b>		<b>Water (access)</b>	Access (Lake)
<b>Washer/Dryer (installation)</b>	laundry area (Basement 1)	<b>View</b>	View of the water
<b>Fireplace-Stove</b>	Wood fireplace, Wood stove	<b>Proximity</b>	Commuter train, Elementary school, Highway, Park, Public transportation
<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

Stove, fridge, dishwasher, washer, dryer, basement freezer, basement fridge, light fixtures, BBQ, double kayak, Pax system (3), family room blinds

## Exclusions

Wine fridge, microwave, principal bedroom curtains

## Remarks

A rare opportunity to own this charming Canadiana home on one of Pointe Claire's most prestigious waterfront cul-de-sac streets. This character home is located on a mature private lot (nearly 17,000sf) and benefits from lake-views from the large south-facing covered porch. This home also benefits from a shared private water access to launch a canoe, kayak, paddle board, etc. This exceptional home has been updated and maintained with quality and taste. A chance to own this unique home in one of Montreal's finest locations, only 20 minutes from downtown.

## Addendum

Experience country living inside and out. Gracious open-concept living and dining room with fireplace and adjacent main floor office or bedroom. Renovated kitchen with island, next to bright and cozy family room with Vermont casting stove and lovely lake views. Patio doors to the wrap-around porch and expansive outdoor living area and dining areas -- a seasonal extension to the living space. Upstairs to 2+1 bedrooms and family bath. This second floor has great potential for expansion. Impressive basement, clean and dry, with storage, laundry and pantry and updated mechanics. Ultra-private west-facing backyard oasis, with water-views, detached oversized single garage and large barn/cabana.

**Sale with exclusion(s) of legal warranty : The present sale is made without legal guarantee, at the risk of the purchaser.**

## Seller's Declaration

Yes SD-74011

## 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.