Centris No. 24997921 **(Active)**

[See all pictures]





$659,000

5 Av. Laurelwood
Pointe-Claire
H9R 2R2

Region	Montréal
Neighbourhood	Central East
Near	Av. Belmont
Body of Water	

Property Type	Two or more storey	**Year Built**	1953
Building Type	Detached	**Expected Delivery Date**	
Intergenerational		**Seasonal**	
Building Size		**Reposess./Judicial auth.**	No
Living Area	116.1 sqm	**Trade possible**	
Building Area		**Cert. of Loc.**	No
Lot Size		**File Number**	
Lot Area	557.4 sqm	**Occupancy**	30 days PP/PR Accepted
Cadastre	4254905	**Deed of Sale Signature**	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment

Year	2024
Lot	$320,500
Building	$251,900
Total	$572,400 (115.13%)

Taxes (annual)

Municipal	$3,506 (2026)
School	$400 (2026)
Infrastructure	
Water	
Total	$3,906

Expenses/Energy (annual)

Common Exp.	
Electricity	
Oil	
Gas	
Total	

Room(s) and Additional Space(s)

No. of Rooms 10 **No. of Bedrooms (above ground + basement)** 3+0 **No. of Bathrooms and Powder Rooms** 1+1

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	3.99 X 3.38 m	Wood	
GF	Dining room	2.97 X 4.37 m	Wood	
GF	Kitchen	2.87 X 3.07 m	Ceramic	
GF	Bathroom	1.78 X 0.99 m	Ceramic	
GF	Bedroom	3.89 X 3.07 m	Wood	
2	Primary bedroom	3.84 X 3.63 m	Wood	
2	Bedroom	3.84 X 3.2 m	Wood	
2	Bathroom	1.5 X 2.01 m	Ceramic	
BA1	Storage	7.92 X 5.05 m	Concrete	
BA1	Playroom	6.63 X 3.61 m	Carpet	

Features

Sewage System	Municipality	**Rented Equip. (monthly)**	
Water Supply	Municipality	**Renovations**	
Foundation	Poured concrete	**Pool**	
Roofing	Asphalt shingles	**Parkg (total)**	Driveway (3)
Siding		**Driveway**	Asphalt

Windows		**Garage**	
Window Type		**Carport**	
Energy/Heating	Electricity	**Lot**	
Heating System	Radiant	**Topography**	
Basement	Partially finished	**Distinctive Features**	
Bathroom		**Water (access)**	
Washer/Dryer (installation)		**View**	
Fireplace-Stove		**Proximity**	Commuter train, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation
Kitchen Cabinets		**Building's Distinctive Features**	
Property/Unit Amenity		**Energy efficiency**	
Restrictions/Permissions		**Mobility impaired accessible**	
Pets			

Inclusions

Exclusions

Remarks

Charming 3-bedroom, 1+1 bathroom home located in the sought-after Lakeside Heights neighbourhood of Pointe-Claire. Set on a quiet, family-friendly street surrounded by mature trees, this property offers a great-sized lot and plenty of potential to update and make it your own. With a functional layout, comfortable living spaces and an established residential setting, this is a wonderful opportunity to create a place to call home. Ideally located close to parks, schools, shopping, train station, highway, Valois Village and all the amenities Pointe-Claire has to offer. You won't want to miss this opportunity!

Sale with exclusion(s) of legal warranty : This sale is made without any legal warranty of quality, at the buyer's own risk.

Seller's Declaration Yes SD-03434

Source

ROYAL LEPAGE VILLAGE, 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.