



Residential and Commercial Real Estate Broker

BLVD IMMOBILIER
 Real Estate Agency
 6600, Rte Transcanadienne #203
 Pointe-Claire (QC) H9R 4S2

514-295-8787 / 514-575-7984
 Office : 514-944-2583
 brokers@shapoorhoghoghi.com



Centris No. 25117834 (Active)



\$869,000

232 Av. Braebrook
Pointe-Claire
H9R 1V9

Region Montréal
Neighbourhood Central East
Near
Body of Water

Property Type	Split-level	Year Built	1964
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	45 X 30 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area	1,280 sqft	Cert. of Loc.	Yes (2024)
Lot Size	126 X 61 ft	File Number	
Lot Area	7,814 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	2527938	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$4,919 (2024)	Common Exp.	
Lot	\$379,600	School	\$596 (2024)	Electricity	
Building	\$374,300	Infrastructure		Oil	
		Water		Gas	
Total	\$753,900 (115.27%)	Total	\$5,515	Total	

Room(s) and Additional Space(s)					
No. of Rooms	13	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	14.10 X 12 ft	Wood		
GF	Dining room	11 X 9.11 ft	Wood		
GF	Kitchen	14.7 X 9.6 ft	Ceramic		
GF	Powder room	5 X 3.11 ft	Ceramic		
2	Primary bedroom	13.11 X 10.11 ft	Wood		
2	Bedroom	11.6 X 9.7 ft	wood		
2	Bedroom	10.11 X 10.6 ft	Wood		
2	Bathroom	9.6 X 4.10 ft	Ceramic		
2	Hall	8.10 X 7.4 ft	Ceramic		
BA1	Office	10.7 X 7.2 ft	Laminate floor		
BA1	Laundry room	7.1 X 5.10 ft	Ceramic		
BA1	Family room	18.4 X 10.1 ft	Laminate floor		

BA2	Playroom	21.1 X 14.6 ft irr	Wood
BA2	Storage	26.5 X 9.7 ft	Concrete
Additional Space			Size
Porch			11.9 X 9.3 ft
Patio			15.11 X 14.4 ft

Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation		Pool	
Roofing		Parkg (total)	Driveway (2), Garage (1)
Siding		Driveway	
Windows		Garage	Attached, Single width
Window Type		Carport	
Energy/Heating		Lot	
Heating System		Topography	
Basement	6 feet and more	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Elementary school, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM)
Kitchen Cabinets	wood	Building's Distinctive Features	
Property/Unit Amenity		Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions
Stove, Fridge, Dishwasher, Washer, Dryer, Blinds where installed and Garage door Opener.

Exclusions

Remarks
If you're searching for the perfect place to call home, your search ends here. Whether you're a couple or a family, Pointe-Claire offers something for everyone. Located in the heart of the West Island, Pointe-Claire is perfectly situated between Highways 20 and 40, with easy access to trains (REM coming in 2025), buses, and the airport. You can enjoy the benefits of suburban living while staying connected to the city's vibrant cultural and professional scene.

Addendum
Pointe-Claire is rich in amenities, including:

- An Aquatic Centre with an Olympic-sized pool
- Arenas
- A modern library
- Multiple malls and local shops
- Top-rated elementary and high schools
- Churches, Women's Centre
- Waterfront access along beautiful Lac Saint-Louis
- A hospital and local clinics
- Yacht club and Stewart Hall for cultural events
- Year-round community activities
- Nature access with Terracotta Park and canoeing on Lac Saint-Louis
- Historical charm and local landmarks

Pointe-Claire offers a perfect balance of vibrant community life and serene natural beauty, making it the ideal place to settle

down.

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration

Yes SD-36848

Source

BLVD IMMOBILIER, 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.