



Residential and Commercial Real Estate Broker

BLVD IMMOBILIER
Real Estate Agency
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Pointe-Claire (QC) H9R 4S2

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Centris No. 25078582 (Active)



\$825,000

276 Av. Maclean
Pointe-Claire
H9R 5Y1

Region Montréal
Neighbourhood Central East
Near
Body of Water

Property Type	Two or more storey	Year Built	1998
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	34 X 23 ft	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area	782 sqft	Cert. of Loc.	Yes (2025)
Lot Size	98 X 46 ft	File Number	
Lot Area	4,520 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	2529290	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$4,835 (2025)	Common Exp.	
Lot	\$231,000	School	\$617 (2025)	Electricity	
Building	\$525,400	Infrastructure		Oil	
		Water	\$195 (2024)	Gas	
Total	\$756,400 (109.07%)	Total	\$5,647	Total	

Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
11		3+0		1+1	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	18.11 X 11.2 ft	Wood		
GF	Dining room	10.9 X 9.6 ft	Wood		
GF	Kitchen	11.6 X 7.8 ft irr	Flexible floor coverings		
GF	Powder room	5.1 X 4.6 ft	Ceramic		
GF	Hall	11.10 X 7 ft irr	Ceramic		
2	Primary bedroom	15.4 X 13.11 ft	Wood		
2	Bedroom	12.1 X 10.9 ft	Wood		
2	Bedroom	10.9 X 10.9 ft	Wood		
2	Bathroom	9.7 X 9.3 ft	Ceramic		
2	Hall	13.10 X 4.1 ft irr	Wood		
BA1	Family room	20.10 X 19.10 ft irr	Flexible floor coverings		
BA1	Storage	12.2 X 9.9 ft	Concrete		

Additional Space		Size	
Porch		12.1 X 10.2 ft	

Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Inground
Roofing	Asphalt shingles	Parkg (total)	Garage (1)
Siding	Brick, Vinyl	Driveway	Asphalt
Windows	PVC	Garage	Attached, Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System		Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	Washer/Dryer (installation) (2nd level)	View	
Fireplace-Stove		Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, 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
>>> Appliances: Refrigerator, Range, Microwave, Washer, Dryer. >>> All Window Coverings. >>> Master bedroom Set: Bed, 2 Dressers, 2 light stands. >>> Workout Equipment's: Treadmill, Bike >>> Outside: Patio Set, Pergola, Basketball net.

Exclusions

Remarks
Charming 3-Bedroom Home in Pointe-Claire East Welcome to this charming 2 story home, ideally located in one of Pointe-Claire's most sought-after neighborhoods. Close to parks, schools, transportation, and the quaint shops and cafés of Valois Village, this property offers both convenience and charm.

Addendum
Main Floor:
* Spacious entrance
* Powder room
* Bright open concept living room / dinning room
* Kitchen
Upper Floor:
* Three generously sized bedrooms
* Family bathroom recently renovated
* Convenient upper level laundry room
Basement:
* Large family room
* Work out area

Relaxing backyard awaits! Whether entertaining or simply relaxing, you'll love the inground pool--a true oasis for water lovers.

Perfect as a starter home or for anyone seeking a cozy, well-situated property. Don't miss your chance to call this charmer your own!

Renovations :

New windows

Stair railing

Freshly painted main floor and upper hallway

Family bathroom

Wood flooring

Roof 2018

Unistone patio and stairs

Sale with legal warranty of quality

Seller's Declaration

Yes SD-75694

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.