



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

Residential and Commercial Real Estate Broker

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BOULEVARD
AGENCE IMMOBILIÈRE | REAL ESTATE AGENCY

Centris No. 25078582 (Active)



Centris®



\$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 | Repossess./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) |
| Lot | \$231,000 | School | \$617 (2025) |
| Building | \$525,400 | Infrastructure | |
| | | Water | \$195 (2024) |
| Total | \$756,400 (109.07%) | Total | \$5,647 Total |

Room(s) and Additional Space(s)

| No. of Rooms | 11 | 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 | 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 Porch | Size 12.1 X 10.2 ft |
| Features | |
| Sewage System | Municipality |
| Water Supply | Municipality |
| Foundation | Poured concrete |
| Roofing | Asphalt shingles |
| Siding | Brick, Vinyl |
| Windows | PVC |
| Window Type | |
| Energy/Heating | Electricity |
| Heating System | |
| Basement | 6 feet and more, Finished basement |
| Bathroom | |
| Washer/Dryer (installation) | Washer/Dryer (installation) (2nd level) |
| Fireplace-Stove | |
| Kitchen Cabinets | |
| Property/Unit Amenity | |
| Restrictions/Permissions | |
| 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 / dining 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.