



Residential and Commercial Real Estate Broker

BLVD IMMOBILIER
Real Estate Agency
6600, Rte Transcanadienne #203
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
Building Type Detached
Intergenerational
Building Size 34 X 23 ft
Living Area 1,891 sqft
Building Area 782 sqft
Lot Size 98 X 46 ft
Lot Area 4,520 sqft

Cadastre 2529290

Zoning Residential

Year Built 1998
Expected Delivery Date
Seasonal
Reposess./Judicial auth. No
Trade possible
Cert. of Loc. Yes (2025)
File Number
Occupancy 30 days PP/PR
Accepted
Deed of Sale Signature 30 days PP/PR
Accepted

Municipal Assessment

Year 2025
Lot \$231,000
Building \$525,400

Taxes (annual)

Municipal \$4,835 (2025)
School \$617 (2025)
Infrastructure
Water \$195 (2024)

Expenses/Energy (annual)

Common Exp.
Electricity
Oil
Gas

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	Ceramic	
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.



Frontage



Hall



Staircase



Living room



Living room



Kitchen



Kitchen



Dining room



Dining room



Powder room



Hall



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Laundry room



Basement



Basement



Basement



Backyard



Backyard



Backyard