



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

Residential and Commercial Real Estate Broker

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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**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1998
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	34 X 23 ft	<b>Repossess./Judicial auth.</b>	No
<b>Living Area</b>	1,891 sqft	<b>Trade possible</b>	
<b>Building Area</b>	782 sqft	<b>Cert. of Loc.</b>	Yes (2025)
<b>Lot Size</b>	98 X 46 ft	<b>File Number</b>	
<b>Lot Area</b>	4,520 sqft	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre</b>	2529290	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>	<b>Expenses/Energy (annual)</b>
Year	2025	Municipal	\$4,835 (2025)
Lot	\$231,000	School	\$617 (2025)
Building	\$525,400	Infrastructure	
		Water	\$195 (2024)
<b>Total</b>	\$756,400 (109.07%)	<b>Total</b>	\$5,647 <b>Total</b>

## Room(s) and Additional Space(s)

<b>No. of Rooms</b>	11	<b>No. of Bedrooms (above ground + basement)</b>	3+0	<b>No. of Bathrooms and Powder Rooms</b>	1+1
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
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		

<b>Additional Space</b> Porch	<b>Size</b> 12.1 X 10.2 ft
<b>Features</b>	
<b>Sewage System</b>	Municipality
<b>Water Supply</b>	Municipality
<b>Foundation</b>	Poured concrete
<b>Roofing</b>	Asphalt shingles
<b>Siding</b>	Brick, Vinyl
<b>Windows</b>	PVC
<b>Window Type</b>	
<b>Energy/Heating</b>	Electricity
<b>Heating System</b>	
<b>Basement</b>	6 feet and more, Finished basement
<b>Bathroom</b>	
<b>Washer/Dryer (installation)</b>	Washer/Dryer (installation) (2nd level)
<b>Fireplace-Stove</b>	
<b>Kitchen Cabinets</b>	
<b>Property/Unit Amenity</b>	
<b>Restrictions/Permissions</b>	
<b>Pets</b>	
<b>Inclusions</b>	
>>> 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.	
<b>Exclusions</b>	
<b>Remarks</b>	
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.	
<b>Addendum</b>	
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.



**Frontage**



**Hall**



**Staircase**



**Living room**



**Living room**



**Kitchen**



**Kitchen**



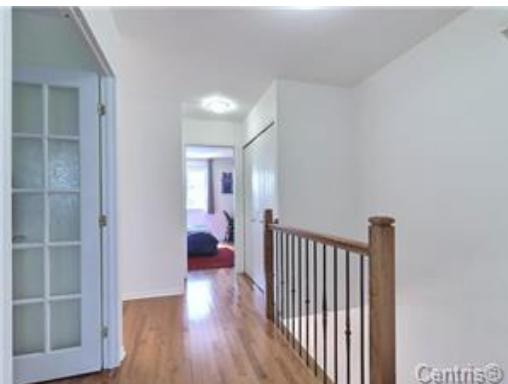
**Dining room**



Dining room



Powder room



Hall



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bathroom



**Bathroom**



**Laundry room**



**Basement**



**Basement**



**Basement**



**Backyard**



**Backyard**



**Backyard**