



**Negar Parniani, Real Estate Broker**  
**GRUPE IMMOBILIER LONDONO INC.**  
 Real Estate Agency  
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**MLS® No. 8745270 (Active)**



**\$269,000**

**31 Av. de la Baie-de-Valois**  
**Pointe-Claire**  
**H9R 4B4**

**Region** Montréal  
**Neighbourhood** Central East  
**Near**  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1934
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>		<b>Repossession</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Ground Area</b>		<b>Cert. of Loc.</b>	No
<b>Lot Size</b>		<b>File Number</b>	
<b>Lot Area</b>		<b>Possession Date</b>	30 days PP/PR Accepted
<b>Cadastre</b>	2557698	<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>	
<b>Year</b>	2011	<b>Municipal</b>	\$2,323 (2011)	<b>Common Exp.</b>	
<b>Lot</b>	\$64,600	<b>School</b>	\$440 (2011)	<b>Electricity</b>	
<b>Building</b>	\$166,700	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$231,300	<b>Total</b>	\$2,763	<b>Total</b>	

<b>Room(s) and Outdoor Feature(s)</b>					
No. of Rooms	10	No. of Bedrooms	4+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Solarium	8.8 X 7.9 ft	Ceramic		
GF	Living room	10.5 X 13.8 ft	Wood		
GF	Dining room	10.5 X 13 ft	Wood		
GF	Bedroom	8.9 X 11.5 ft	Tiles	or office	
GF	Kitchen	12.5 X 11.9 ft	Ceramic		
GF	Family room	13.6 X 9.4 ft	Wood		
GF	Bathroom	6.5 X 9.7 ft	Ceramic	+ Laundry room	
2	Master bedroom	17 X 10.9 ft	Wood		
2	Bedroom	9.11 X 10.3 ft	Wood		
2	Bedroom	8.11 X 8.9 ft	Wood		
2	Bathroom	9.3 X 5.4 ft	Ceramic		
GF	Storage	9.3 X 5.3 ft	Tiles		

**Features**

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>		<b>Pool</b>	
<b>Roofing</b>	Asphalt and gravel	<b>Parking</b>	Driveway (2)
<b>Siding</b>	Aluminum	<b>Driveway</b>	Asphalt
<b>Windows</b>	PVC	<b>Garage</b>	
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	Fenced
<b>Heating System</b>	Electric baseboard units	<b>Topograpy</b>	
<b>Basement</b>	Crawl space	<b>Distinctive Features</b>	
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>		<b>View</b>	
<b>Fireplace-Stove</b>		<b>Proximity</b>	Bicycle path, Commuter train, Cross-country skiing, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>		<b>Energy efficiency</b>	

**Inclusions**

and Dish washer, washer and dryer all as is condition without legal warranty.

**Exclusions****MLS® Remarks**

Charming 4 bedroom cottage in heart of Valois Village . Renovated kitchen and 2 full bathrooms. fenced backyard, walking distance to train, buses, stores and underpass to Lakeshore Road and Lake St-Louis. Close to school, park, library and arena

**Seller's Declaration**

No

**Source**

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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



Living room



Dining room



Kitchen



Master bedroom



Bedroom



Bedroom



Bathroom



Bedroom



Bathroom



Hall



Bathroom



Backyard