Centris No. 25250061 **(Active)**

[See all pictures]





$565,000

150 Av. de Windward Crescent
Pointe-Claire
H9R 2H9
Region Montréal
Neighbourhood Central East
Near Sunnyside

Body of Water

Property Type	Two or more storey	**Year Built**	1953
Building Type	Detached	**Expected Delivery Date**	
Intergenerational		**Seasonal**	
Building Size		**Reposess./Judicial auth.**	No
Living Area		**Trade possible**	
Building Area		**Cert. of Loc.**	No
Lot Size		**File Number**	
Lot Area	557.4 sqm	**Occupancy**	2027-05-01
Cadastre	4254962	**Deed of Sale Signature**	2027-05-01
Zoning	Residential		

Municipal Assessment

Year	2024
Lot	$320,500
Building	$239,600
Total	$560,100 (100.87%)

Taxes (annual)

Municipal	$3,432 (2026)
School	$392 (2026)
Infrastructure	
Water	
Total	$3,824

Expenses/Energy (annual)

Common Exp.

Electricity
Oil
Gas

Total

Room(s) and Additional Space(s)

No. of Rooms 10 **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	3.81 X 3.35 m	Wood	
GF	Dining room	5.49 X 2.97 m	Wood	
GF	Kitchen	3.05 X 3.05 m	Linoleum	
GF	Powder room	1.52 X 1.07 m	Tiles	
GF	Bedroom	3.05 X 2.44 m	Wood	
2	Primary bedroom	3.81 X 3.51 m	Wood	
2	Bedroom	3.81 X 3.51 m	Wood	
2	Bathroom	1.98 X 1.45 m	Tiles	
BA1	Family room	6.58 X 3.05 m	Plywood	
BA1	Laundry / Storage	7.54 X 2.77 m	Plywood	

Features

Sewage System	Municipality	**Rented Equip. (monthly)**	
Water Supply	Municipality	**Renovations**	
Foundation	Poured concrete	**Pool**	
Roofing	Asphalt shingles	**Parkg (total)**	Driveway (2)
Siding		**Driveway**	Paving stone
Windows		**Garage**	
Window Type	Casement	**Carport**	

Energy/Heating	Electricity	**Lot**	Bordered by hedges, Fenced
Heating System	Hot water	**Topography**	Flat
Basement	6 feet and more, Partially finished	**Distinctive Features**	
Bathroom		**Water (access)**	
Washer/Dryer (installation)	. (Basement 1)	**View**	
Fireplace-Stove		**Proximity**	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM), Terra Cotta
Kitchen Cabinets		**Building's Distinctive Features**	
Property/Unit Amenity	Wall-mounted heat pump	**Energy efficiency**	
Restrictions/Permissions		**Mobility impaired accessible**	
Pets			

Inclusions

light fixtures, custom blinds, washer, fridge and stove, dining room built-in bench, basement, industrial shelving (plastic and metal), chest freezer and dehumidifier, lawn mower, weed-whacker, tall ladder.

Exclusions

dining room ceiling fan, one of the two bedroom ceiling fans, portable dishwasher, wood basement shelving, curtains and rods, rolling pantry, butcher block, hooks/shelves in entrance

Remarks

A great opportunity on a lovely street in Pointe-Claire. Within walking distance of Terra-Cotta Park, schools, walking paths and the community pool, this 3-bedroom home offers wood floors, 1.5 bathrooms and charming natural, meadow-style landscaping. Many of the big-ticket improvements have already been taken care of, including foundation waterproofing, French drains, the main sewer drain and replacement windows. The home is now ready for someone to bring their own style and personal touches to the interior. A wonderful opportunity to make it your own in a fantastic neighbourhood!

Addendum

Several important improvements have been completed over the years:

2018: Exterior French drain, sump pit and pump installed; two foundation cracks repaired and foundation waterproofed; main sewer drain to the city replaced; new hot water tank.
2020: All windows replaced, including bay window and its structure; new front door; soffits opened, fascia and eavestroughs replaced.
2022: Municipal portion of the drain replaced during street reconstruction; driveway relocated and redone.
2023: New deck and front fencing.
2025: Two wall-mounted heat pumps installed.

These improvements offer a great starting point for buyers looking to update and personalize the remaining interior finishes .

Sale with exclusion(s) of legal warranty : sale is made without legal warranty, at the buyer's risk

Seller's Declaration Yes SD-09191

Source

ROYAL LEPAGE VILLAGE, 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.