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**Montréal (Rivière-des-Prairies/Pointe-aux-Trembles)-754,
Place des Pointeliers**

\$525000



754, Place des Pointeliers, Montréal (Rivière-des-Prairies/Pointe-aux-Trembles), H1B5W5

ULS : 14455396

[VISITE DE LA PROPRIÉTÉ](#)

Beautiful, very sunny semi-detached cottage with three (3) large bedrooms, a bathroom and two shower rooms spread over all levels as well as an indoor garage. Well maintained and with several renovations over time including wall-mounted air conditioning and central sweeper, this residence will appeal to you. It is located on a dead end in a very popular quiet and discreet area of Pointe aux Trembles. Its basement is fully finished as well as the land. Ideal for a young family.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	1
Salle d'eau en vedette	2
Garage en vedette	3
Foyer en vedette	Wood fireplace

Financiers

Évaluation municipale	
Évaluation du terrain	\$106,000.00
Évaluation du bâtiment	\$326,600.00
Évaluation municipale	\$432,600.00

Taxes	
Municipale	\$2,989.00
École	\$318.00
Total	\$3,307.00

Énergie	
Électricité	\$1,710.00

ADDENDA

This house with a living area of 1400 sqft (SS excluded) has three generously sized bedrooms on the same level as the bathroom.

Bathroom was recently tastefully remodelled .

Offering a wall mounted air- conditioner MISTSUBISHIbrand.

The basement stands out for the presence of a good-sized family room, with lots of natural light and a patio door opening onto a small outdoor terrace. Lots of storage space and a bathroom are also available in addition to interior access to the garage.

One car fits inside the garage however the driveway can accomodate 2 cars in tandem . Ideal for a young family.

Close to all services, local shops, daycare centers and daycare centers, parks, grocery stores, bike path, citizen's center, Roussin community center, gymnasium and swimming pool, Place du Village, indoor performance hall and proximity to several outdoor event stages, market outdoor public food at the end of summer, etc. This area is served by many primary and secondary schools within walking distance.

Well located between several bus routes going to the Honoré-Beaugrand metro station and near the river shuttle to the Old Port of Montreal, you will stay in contact with downtown Montreal and its main road accesses.

In short, you can say that you live like in the suburbs, but in the city given the available space and the omnipresent greenery in Pointe-aux-Trembles.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Taille	
Année de construction	1988
Number of Rooms	7
Superficie Habitable	1,423 PC
Type de Windows	Crank handle
Revêtement	Brick
Toiture	Asphalt shingles
Garage	Heated , Fitted , Single width
Salle de bain / salle d'eau	Separate shower

Caractéristiques du terrain et extérieur

Dimensions du terrain	9.75 ft x 103.35 ft
Superficie du terrain	3,003.16 SF
Topographie	Flat
Stat. (total)	Outdoor , 1 , Garage , 1
Proximité	Highway , Daycare centre , Park - green area , Bicycle path , Elementary school , High school , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room	1st level/Ground floor	16x13.8 ft	Wood	
Kitchen	1st level/Ground floor	8.6x8.3 ft	Ceramic tiles	
Dining room	1st level/Ground floor	13x10.9 ft	Ceramic tiles	
Master bedroom	2nd floor	18x10 ft	Wood	
Bedroom	2nd floor	12.5x11.2 ft	Wood	
Bedroom	2nd floor	12.3x9 ft	Wood	
Family room	Basement	21x10.3 ft	Floating floor	

Caractéristiques

Système de chauffage	Electric baseboard units
Énergie de chauffage	Electricity
Cheminée-Poêle	Wood fireplace
Équipements / services	Central vacuum cleaner system installation , Wall-mounted air conditioning , Electric garage door
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Toiture	Asphalt shingles
Zonage	Residential

Sous-sol	6 feet and over , Separate entrance , Finished basement
Allée	Asphalt
Aménagement paysager	Fenced , Landscape
Fondation	Poured concrete
Foyer	Wood fireplace
Caractéristiques distinctives	Cul-de-sac

INCLUSIONS & EXCLUSIONS

Inclusions Electric lights, blinds, curtains and rods, dishwasher, Temporary Winter Car port
TEMPO style double in Tandem , wall-mounted air conditioning, electric water
heater, central vacuum cleaner and acc, electric garage door opener.

