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

\$510000



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

ULS : 11722703

[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, wall-mounted air conditioning, electric water heater, central vacuum cleaner and acc, electric garage door opener.

