

IMMEUBLES DEAKIN REALTY
Real Estate Agency
332, Lakeshore
Pointe-Claire (QC) H9S 4L7
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Centris No. 27687294 (Active)

[See all pictures](#)



\$1,325,000

45 Ch. du Bord-du-Lac-Lakeshore, apt. PH11
Pointe-Claire
H9S 4H3
Region Montréal
Neighbourhood South East
Near

Body of Water

Property Type	Apartment	Year Built	1990
Style	Two or more storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2025)
Building Type	Attached	Published to RFQ	Yes (2025-11-10)
Floor	8th floor	Special Contribution	
Total Number of Floors		Meeting Minutes	Yes (2026)
Total Number of Units		Financial Statements	Yes (2025)
Private Portion Size		Building Rules	Yes
Priv. Portion Area		Reposess./Judicial auth.	No
Building Area		Building insurance	Yes (2026)
Lot Size		Maintenance log	Yes (2026)
Lot Area	2,542 sqft	Co-ownership insurance	
Cadastre of Private Portion	4255236	Contingency fund study	
Cadastre of Common Portions	4252928, 4255191, 4255198	Cert. of Loc. (divided part)	No
Trade possible		File Number	
Zoning	Residential	Occupancy	30 days PP/PR Accepted
		Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$7,840 (2026)	Condo Fees (\$1,369/month)	\$16,428
Lot	\$146,300	School	\$943 (2025)	Common Exp.	
Building	\$1,135,200	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$1,281,500 (103.39%)	Total	\$8,783	Total	\$16,428

Room(s) and Additional Space(s)

No. of Rooms	7	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Kitchen	19 X 11.6 ft	Ceramic		

GF	Dining room	16.6 X 12.6 ft	Carpet	
GF	Den	14 X 11 ft	Wood	
GF	Living room	19.6 X 18.6 ft	Carpet	Fireplace-Stove.
2	Primary bedroom	20 X 20 ft	Carpet	Fireplace-Stove. +ensuite
2	Bedroom	15 X 10 ft	Carpet	
2	Bedroom	17.6 X 11 ft	Carpet	
Additional Space		Size	Cadastre/Unit number	Description of Rights
Garage			4255256	Private portion
Garage			4255257	Private portion

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	Indoor
Windows		Cadastre - Parkg (incl. pr	Garage - 2
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Leased Parkg	
Heating System		Parkg (total)	Garage (2)
Basement		Driveway	
Bathroom	Ensuite bathroom, Separate shower	Garage	
Washer/Dryer (installation)	Utility room (1st level/Ground floor)	Carport	
Fireplace-Stove	Wood fireplace	Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	
Pets	Pets allowed	Water (access)	
Property/Unit Amenity	Private balcony, Central air conditioning, Indoor storage space	View	Panoramic, View of the water
Building Amenity	Visitor parking, Garbage chute, Sauna, Indoor pool, Indoor storage space, Fitness room, Elevator	Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation
Building's Distinctive Features	Corner unit	Roofing	
Energy efficiency			
Mobility impaired accessible			

Inclusions

Fridge, stovetop, wall oven, dishwasher, washer & dryer

Exclusions

Entry hall light fixture

Remarks

A rare opportunity to own a one-of-a-kind, two storey waterfront penthouse condominium. Enjoy breathtaking panoramic views from the living room, dining room, kitchen, and primary bedroom. Offering more than 2,500 square feet of living space, this exceptional residence is ideal for comfortable condo living while providing the perfect setting for entertaining family and friends. Ready for your personal touch, this penthouse represents an outstanding opportunity to redecorate and customize to your taste. An extraordinary waterfront penthouse offering space, views, and endless potential in a highly desirable setting.

Addendum

The spacious entry hall opens into a bright, south-facing living room featuring a fireplace, expansive windows, and patio doors leading to a private eighth floor terrace. The living room flows seamlessly into the formal dining area, creating an inviting space for gatherings and everyday living.

The large eat-in kitchen is filled with natural light and offers beautiful western views over Lake St. Louis. The main floor also includes a den, powder room, and utility room with laundry facilities.

Upstairs, the bedroom level features an exceptional primary suite with a fireplace, unique circular waterfront window, sitting area, walk-in closet, and a spacious ensuite bathroom with separate tub and shower. A second bedroom enjoys western lake views and is conveniently located next to a full bathroom. An additional room provides flexible space as a third bedroom, den, or home office.

Included with the unit are a large private storage room located on the 9th floor and two interior parking spaces (#52 and #53).

This well-managed building offers an impressive range of amenities, including an indoor swimming pool, sauna, gym, and ample outdoor guest parking.

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

Seller's Declaration

Yes SD-39069

Source

IMMEUBLES DEAKIN REALTY, 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.