Jay Deakin, Certified Residential and Commercial Real Estate Broker AEO
IMMEUBLES DEAKIN REALTY
Real Estate Agency
332, Lakeshore
Pointe-Claire (QC) H9S 4L7
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Centris No. 16436526 **(Active)**

See all pictures

$1,695,000

91 Rue Lakeshore
Beaconsfield
H9W 4H8

Region	Montréal
Neighbourhood	South East
Near	St-James Park
Body of Water	

Property Type	Two or more storey	**Year Built**	1962
Building Type	Detached	**Expected Delivery Date**	
Intergenerational		**Seasonal**	
Building Size	70.3 X 34.5 ft	**Reposess./Judicial auth.**	No
Living Area		**Trade possible**	
Building Area		**Cert. of Loc.**	Yes (2025)
Lot Size	97 X 105 ft	**File Number**	
Lot Area	10,123.45 sqft	**Occupancy**	45 days PP/PR Accepted
Cadastre	2424681	**Deed of Sale Signature**	45 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment

Year	2026
Lot	$672,500
Building	$992,400
Total	$1,664,900 (101.81%)

Taxes (annual)

Municipal	$10,363 (2026)
School	$1,254 (2026)
Infrastructure	
Water	
Total	$11,617

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)** 5+0 **No. of Bathrooms and Powder Rooms** 4+0

Level	Room	Size	Floor Covering	Additional Information
GF	Kitchen	13.7 X 9.4 ft	Linoleum	
GF	Dining room	12.6 X 12.4 ft	Wood	
GF	Family room	22.9 X 12.6 ft	Parquetry	
GF	Living room	20 X 14 ft	Wood	
GF	Office	12.6 X 10 ft	Wood	
2	Primary bedroom	15 X 14 ft	Wood	
2	Bedroom	16 X 12.8 ft	Wood	
2	Bedroom	10.6 X 10.6 ft	Wood	
2	Bedroom	10.6 X 9.3 ft	Wood	
2	Bedroom	10.6 X 10.6 ft	Wood	
BA1	Storage	25 X 40 ft	Concrete	Unfinished

Additional Space	Size
Garage	20 X 27 ft

Features

Sewage System	Municipality	**Rented Equip. (monthly)**	
Water Supply	Municipality	**Renovations**	
Foundation		**Pool**	
Roofing	Asphalt shingles	**Parkg (total)**	Driveway (6), Garage (2)
Siding	Brick, Wood	**Driveway**	Asphalt, Double width or more
Windows	Aluminum	**Garage**	Built-in, Double width or more
Window Type		**Carport**	
Energy/Heating	Electricity	**Lot**	
Heating System	Forced air	**Topography**	
Basement	6 feet and more, Unfinished	**Distinctive Features**	
Bathroom	Ensuite bathroom	**Water (access)**	
Washer/Dryer (installation)		**View**	Panoramic, View of the water
Fireplace-Stove	Wood fireplace	**Proximity**	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation
Kitchen Cabinets		**Building's Distinctive Features**	
Property/Unit Amenity	Central heat pump	**Energy efficiency**	
Restrictions/Permissions		**Mobility impaired accessible**	
Pets			

Inclusions

Stovetop, wall oven, washer & dryer, wooden shelves in garage and furnace room

Exclusions

Dishwasher, EccoFlow portable power station (beside sump pump)

Remarks

Situated on one of the West Island's most coveted lake-front streets, this home presents a rare, once-in-a-generation opportunity for the discerning buyer to customize it to their own taste. Ideally located on Old Lakeshore, a quiet one-way street directly across from Lake St. Louis, the home enjoys stunning water views throughout. Within walking distance of Pointe-Claire Village, parks, top schools, the yacht club, shopping and transportation.

Addendum

Lovingly maintained by the same owner for the past 40 years, this home offers a spacious and versatile floorplan to meet the needs of the modern family, with 5 bedrooms, 4 bathrooms, an oversized garage and a generous back garden. Experience an unparalleled lifestyle in a truly exceptional community.

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-05926

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.