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IMMEUBLES DEAKIN REALTY
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Centris® No. 9555674 (Active)



\$2,199,000

134 Ch. du Bord-du-Lac-Lakeshore
Pointe-Claire
H9S 4J3

Region Montréal
Neighbourhood South East
Near Fifth Ave
Body of Water Lac Saint-Louis

Property Type	Two or more storey	Year Built	1960
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	56.11 X 54.6 ft irr	Reposess./Judicial auth.	No
Living Area	3,504 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2006)
Lot Size	146.5 X 148.10 ft irr	File Number	
Lot Area	21 669.9 sqft	Occupancy	90 days PP/PR Accepted
Cadastre	4253153	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2019	Municipal	\$15,588 (2018)	Common Exp.	
Lot	\$1,122,600	School	\$2,835 (2019)	Electricity	
Building	\$528,500	Infrastructure		Oil	
		Water		Gas	
Total	\$1,651,100	Total	\$18,423	Total	

Room(s) and Additional Space(s)					
No. of Rooms		No. of Bedrooms	6+0	No. of Bathrooms and Powder Rooms	4+3
Level	Room	Size	Floor Covering	Additional Information	
GF	Family room	16.10 X 27 ft	Carpet	Fireplace-Stove. gas	
GF	Dining room	22 X 13 ft	Carpet		
GF	Kitchen	20.4 X 13 ft	Ceramic		
GF	gym	19.11 X 12.7 ft			
GF	Bedroom	9.3 X 18.6 ft	Carpet		
2	Living room	16.10 X 27 ft	Carpet		
2	Master bedroom	13.9 X 19 ft	Carpet		
2	Office	12 X 9.6 ft	Wood		
2	Office	12 X 9.6 ft	Wood		
3	Bedroom	18 X 12 ft	Carpet		
3	Bedroom	15.1 X 11.5 ft	Carpet		
3	Bedroom	14 X 10.3 ft	Carpet		

3	Bedroom	14 X 11.6 ft	Carpet
Features			
Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 2 (\$25)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Heated, Inground
Roofing	Elastomeric membrane	Parking	Driveway (8), Garage (2)
Siding	Aluminum, Stone	Driveway	
Windows		Garage	Built-in, Double width or more
Window Type		Carport	
Energy/Heating	Electricity	Lot	Fenced
Heating System	Forced air	Topography	
Basement	None	Distinctive Features	
Bathroom	Ensuite bathroom, Separate shower	Water (access)	Waterfront (Lake)
Washer/Dryer (installation)		View	Panoramic, View of the water
Fireplace-Stove	Gas fireplace	Proximity	Commuter train, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Sauna, Central heat pump	Energy efficiency	
Restrictions/Permissions		View	Panoramic, View of the water
Inclusions			
Kitchen appliances & light fixtures.			
Exclusions			
Window coverings, some plants in garden, bronze decal on gate. Two hot water tanks and a propane tank are rented.			
Broker - Remarks			
Waterfront opportunity in Pointe Claire - Ultra private half acre lot, adjacent to large park. Pointe Claire's lakeside area offers unparalleled quality of life - walk to quaint PC village and local boating clubs. Close proximity to all amenities, transportation and top schools.			
Addendum			
Fully landscaped grounds including rebuilt seawall, in-ground pool, many gardens, etc. Stunning views from all 3 floors. Main floor master suite with balcony, large walk-in and over-sized ensuite bathroom. Current design allows for professional home office with privacy, views and separate entrance. 2nd floor with 4 bedrooms and 2 baths. Lower level (walk-out) with open concept living area and additional guest bedroom and bathroom. Peaceful suburban lakefront living, just 15 mins from downtown.			
Sale with legal warranty			
Seller's Declaration		Yes SD-12145	
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.			