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IMMEUBLES DEAKIN REALTY
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 332, Lakeshore
 Pointe-Claire (QC) H9S 4L7
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Centris No. 13422001 (Active)



\$1,700,000

220 Ch. du Bord-du-Lac-Lakeshore
Pointe-Claire
H9S 4K5

Region Montréal
Neighbourhood South West
Near Bowling Green
Body of Water Lac St-Louis

Property Type	Two or more storey	Year Built	1934
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	35.2 X 38.5 ft	Reposess./Judicial auth.	No
Living Area	2,695.28 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2019)
Lot Size	95 X 400 ft irr	File Number	
Lot Area	47,258.93 sqft	Occupancy	60 days PP/PR Accepted
Cadastre	4252454, 4253223	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2019	Municipal	\$10,969 (2019)	Common Exp.	
Lot	\$1,130,600	School	\$1,711 (2019)	Electricity	
Building	\$206,500	Infrastructure		Oil	
		Water		Gas	
Total	\$1,337,100	Total	\$12,680	Total	

Room(s) and Additional Space(s)					
No. of Rooms	9	No. of Bedrooms	5+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	21.6 X 14 ft	Wood	Fireplace-Stove.	
GF	Kitchen	14.3 X 14 ft	Wood		
GF	Dining room	17.6 X 14 ft	Wood		
GF	Office	11.6 X 10 ft	Wood		
2	Master bedroom	19 X 14 ft	Wood		
2	Bedroom	14 X 10.6 ft	Wood		
2	Bedroom	11.6 X 10.6 ft	Wood		
2	Bedroom	14 X 7.6 ft	Wood		
2	Bedroom	15.6 X 11 ft	Wood		
BA1	Storage	36 X 36 ft	Concrete		
Additional Space			Size		
Garage			12.10 X 32.10 ft		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation		Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (10), Garage (1)
Siding	Brick	Driveway	Double width or more, Paving stone
Windows	Wood	Garage	Detached, Single width
Window Type	Guillotine	Carport	
Energy/Heating	Heating oil	Lot	
Heating System	Hot water	Topography	Flat
Basement	6 feet and more, Outdoor entrance, Unfinished	Distinctive Features	
Bathroom		Water (access)	Waterfront (Lake)
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, Highway, Park, Public transportation
Kitchen Cabinets	Wood	Building's Distinctive Features	
Equipment/Services		Energy efficiency	

Inclusions

None

Exclusions

None

Broker - Remarks

Over one acre of prime land on Pointe Claire south's exclusive Lakeshore. Classic Victorian residence set on 48,000 sf lot - ready to be remodeled or renovated. Country lakefront living steps from the village and 20 minutes from downtown.

Addendum

The property includes a waterfront lot on the south side of Lakeshore boulevard and an ultra-deep lot on the north side. A rare and exceptional site for a luxury project with a unique combination of water views in the front and full privacy behind.

Sale without legal warranty of quality, at the buyer's risk and peril**Seller's Declaration**

Yes SD-36126

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.



Exterior



Aerial photo



Aerial photo



Aerial photo



Backyard



Hall



Living room



Dining room



Staircase



Back facade



Backyard



Backyard



Water view