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**IMMEUBLES DEAKIN REALTY**  
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**Centris No.** 20133618 (Active)



**\$1,388,000**

**125 Ch. du Bord-du-Lac-Lakeshore**  
**Pointe-Claire**  
**H9S 4J5**

**Region** Montréal  
**Neighbourhood** South East  
**Near** Hillside  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1900
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>	Yes	<b>Seasonal</b>	
<b>Building Size</b>		<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	No
<b>Lot Size</b>		<b>File Number</b>	
<b>Lot Area</b>	7,196.75 sqft	<b>Occupancy</b>	90 days PP/PR Accepted
<b>Cadastre</b>	4252635	<b>Deed of Sale Signature</b>	90 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2020	<b>Municipal</b>	\$8,263 (2020)	<b>Common Exp.</b>	
<b>Lot</b>	\$344,300	<b>School</b>	\$1,350 (2019)	<b>Electricity</b>	
<b>Building</b>	\$716,700	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$1,061,000	<b>Total</b>	\$9,613	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>				
<b>No. of Rooms</b>		<b>No. of Bedrooms</b>		<b>No. of Bathrooms and Powder Rooms</b>
7		3+1		2+1
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>
GF	Living room	20 X 18 ft	Wood	Fireplace-Stove.
GF	Kitchen	18 X 9 ft	Ceramic	
GF	Dining room	16 X 14 ft	Wood	
GF	Office	14 X 14 ft	Ceramic	
2	Master bedroom	22 X 22 ft	Ceramic	+ensuite
2	Bedroom	12 X 12 ft	Wood	
2	Bedroom	12 X 12 ft	Wood	
BA1	Family room	18 X 18 ft	Ceramic	
BA1	Bedroom	14 X 14 ft	Ceramic	
BA1	Bar	14 X 12 ft	Tiles	
BA1	Wine cellar	14 X 8 ft	Tiles	
	<b>Additional Space</b>		<b>Size</b>	

Garage

20 X 12 ft

**Room(s) and Additional Space(s) - Intergenerational**

No. of Rooms	4	No. of Bedrooms	1+1	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Bedroom	15 X 15 ft	Wood		
2	Living room	15 X 15 ft	Wood		
2	Kitchen	15 X 10 ft	Wood		
2	Dinette	10 X 10 ft	Wood		
BA1	Playroom	20 X 12 ft	Laminate floor	or bedroom	

**Features**

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (3), Garage (1)
<b>Siding</b>		<b>Driveway</b>	
<b>Windows</b>		<b>Garage</b>	Attached, Single width
<b>Window Type</b>		<b>Carpport</b>	
<b>Energy/Heating</b>		<b>Lot</b>	
<b>Heating System</b>		<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>	Ensuite bathroom, Separate shower	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>		<b>View</b>	Panoramic, View of the water
<b>Fireplace-Stove</b>		<b>Proximity</b>	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	Intergenerational - Side-by-side
<b>Equipment/Services</b>		<b>Energy efficiency</b>	

**Inclusions**

All appliances except dishwasher, window coverings, hot tub

**Exclusions**

Dishwasher

**Broker - Remarks**

Turn of the century character home on Pointe Claire's waterfront Lakeshore drive. Fully modernized with recent renovation, while retaining the vintage charm of the original home. Stunning unobstructed water views from front porch, balconies and most rooms. Beautifully manicured grounds with hot tub. Attached garage and large cabana. A true oasis!

**Addendum**

Versatile floor plan with 2 fully independent dwellings - A main house and "in-law suite" ideal for inter-generational families, guests, home office, or conversion to larger family home. A unique and enchanting home in an exceptional location.

Bright and open main floor with large living room with wood fireplace. French doors open to den/home office with separate entrance and mud room. Gourmet country kitchen with eating bar and walk-in pantry, open to dining room all with lake views. Second floor features 3 bedrooms - 2 guest bedrooms with shared terrace (water views) and one with cathedral ceiling and mezzanine area. Spacious master with tastefully renovated ensuite bathroom and private balcony. Washer & dryer conveniently located off hallway on bedroom level. Fully finished basement (high ceilings) - Cozy family room with original wood beams exposed, guest bedroom, wine cellar and tasting room. Tons of additional storage in large utility room.

Attached to the main house is a fully self-sufficient apartment suite, accessed by a separate entrance. The apartment has a bedroom and full bathroom on the main floor. The 2nd floor is "loft" style - open & airy with cathedral ceiling. Kitchen with island seating is open to combined kitchen, living & dining rooms. Apartment could be easily opened to main house if desired.

**Sale with legal warranty**

**Seller's Declaration**

Yes SD-40601

**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



Exterior



Living room



Living room



Kitchen



Kitchen



Dining room



Dining room



Office



Master bedroom



Master bedroom



Ensuite bathroom



Laundry room



Bedroom



Bedroom



Bedroom



Bathroom



Basement



Basement



Intergenerational



Intergenerational



Intergenerational



Intergenerational