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**IMMEUBLES DEAKIN REALTY**  
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**Centris No.** 9489810 (Active)



**\$1,195,000**

**214 Ch. du Bord-du-Lac-Lakeshore**  
**Pointe-Claire**  
**H9S 4K2**

**Region** Montréal  
**Neighbourhood** South West  
**Near** Killarney Gardens  
**Body of Water** Lac St-Louis

<b>Property Type</b>	Bungalow	<b>Year Built</b>	1955
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	58.2 X 43.11 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>	2,285 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2008)
<b>Lot Size</b>	84.6 X 170.9 ft irr	<b>File Number</b>	
<b>Lot Area</b>	15,312.73 sqft	<b>Occupancy</b>	60 days PP/PR Accepted
<b>Cadastre</b>	4252353, 4253229, 4256084	<b>Deed of Sale Signature</b>	60 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2020	<b>Municipal</b>	\$8,843 (2020)	<b>Common Exp.</b>	
<b>Lot</b>	\$732,600	<b>School</b>	\$1,401 (2020)	<b>Electricity</b>	
<b>Building</b>	\$324,300	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$1,056,900	<b>Total</b>	\$10,244	<b>Total</b>	

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	25.8 X 17.7 ft	Wood	Fireplace-Stove.	
GF	Dining room	17 X 14.11 ft	Wood		
GF	Kitchen	12.7 X 15.10 ft	Ceramic		
GF	Family room	17 X 20.9 ft	Wood	Fireplace-Stove.	
GF	Master bedroom	11.3 X 15.3 ft	Wood		
GF	Bedroom	12.6 X 15.4 ft	Wood		
GF	Bedroom	12.5 X 11.6 ft	Wood		
BA1	Playroom	24 X 30.7 ft	Carpet	Fireplace-Stove.	
BA1	Storage	16.5 X 42 ft	Concrete		
BA1	Workshop	24.6 X 26.5 ft	Concrete		

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	Propane tank (\$12)
<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 (2), Garage (2)
<b>Siding</b>	Brick, Stone	<b>Driveway</b>	Asphalt, Double width or more
<b>Windows</b>		<b>Garage</b>	Detached, Double width or more
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity, Heating oil	<b>Lot</b>	
<b>Heating System</b>	Electric baseboard units, Forced air, Hot water	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Partially finished	<b>Distinctive Features</b>	
<b>Bathroom</b>	Separate shower	<b>Water (access)</b>	Waterfront (Lake)
<b>Washer/Dryer (installation)</b>	Powder room (1st level/Ground floor)	<b>View</b>	View of the water
<b>Fireplace-Stove</b>	Gas fireplace, Wood fireplace	<b>Proximity</b>	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>	Wood	<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Alarm system, Central heat pump	<b>Energy efficiency</b>	

## Inclusions

Kitchen appliances (microwave, cooktop, oven, fridge, dishwasher), washer & dryer, all window coverings, ADT alarm, professional workbench in basement, large safe in workshop.

## Exclusions

Mirror on kitchen cabinet. Propane tank is rented.

## Broker - Remarks

Spacious executive bungalow on the waterfront shore of Lac St Louis. Stunning panoramic water views from most rooms overlooking private waterfront lot. Original bungalow has been extended and renovated with quality - now over 2200sf on main floor.

## Addendum

Bright and airy floor plan with updated kitchen with large island open to living and dining areas.  
Three bedrooms on the main floor with large updated bathroom with glass shower and separate tub.  
Practical side entry with mud room, main floor laundry/powder room.  
Huge basement with finished playroom and bathroom - Unfinished area great for home work shop or studio.  
Large detached two car garage.  
Enjoy a country setting just 20 min from downtown - Sit and watch the wildlife and sailboats from the cozy front porch. Watch the seasons change from large picture frame window in the living room. One level waterfront living at it's best.

## Sale with legal warranty

## Seller's Declaration

Yes SD-47548

## 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.