



**Jay Deakin**, Certified Residential and Commercial Real Estate Broker AEO  
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**Centris No.** 11734736 (Active)



**\$1,475,000**

**20673 Ch. Lakeshore**  
**Baie-d'Urfé**  
**H9X 1R6**

**Region** Montréal  
**Neighbourhood** West  
**Near** Devon  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1942
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	63.7 X 46 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2006)
<b>Lot Size</b>	141.11 X 122.2 ft irr	<b>File Number</b>	
<b>Lot Area</b>	20,852 sqft	<b>Occupancy</b>	90 days PP/PR Accepted
<b>Cadastre</b>	1557163	<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>	2021	<b>Municipal</b>	\$5,662 (2021)	<b>Common Exp.</b>	
<b>Lot</b>	\$445,700	<b>School</b>	\$939 (2021)	<b>Electricity</b>	
<b>Building</b>	\$590,200	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$1,035,900	<b>Total</b>	\$6,601	<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>
9		4+0		3+1
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>
GF	Living room	17.9 X 10.11 ft	Wood	
GF	Dining room	18.1 X 11.9 ft	Wood	
GF	Kitchen	20.4 X 10.2 ft	Wood	
GF	Dinette	23.1 X 11 ft	Wood	
GF	Family room	22.4 X 19.6 ft	Wood	Fireplace-Stove.
2	Master bedroom	19.10 X 18.7 ft	Wood	Fireplace-Stove. + balcony
2	Office	15.1 X 15.3 ft	Wood	
2	ensuite	26.3 X 12.3 ft	Ceramic	Fireplace-Stove. heated floors
2	Bedroom	11.4 X 12.8 ft	Wood	
2	Bedroom	13.4 X 9.6 ft	Wood	
2	Bedroom	12.5 X 9.7 ft	Wood	+ ensuite
BA1	Playroom	30.9 X 17.11 ft	Bamboo	+ storage

<b>Additional Space</b> Garage	<b>Size</b> 65.7 X 65.7 ft
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<b>Features</b>		
<b>Sewage System</b>	BIONEST system	<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	Inground
<b>Siding</b>	Wood	<b>Parkg (total)</b>
<b>Windows</b>	PVC	Driveway (4), Garage (2)
<b>Window Type</b>	Casement, Sliding	<b>Driveway</b>
<b>Energy/Heating</b>	Natural gas	Double width or more
<b>Heating System</b>	Forced air	<b>Garage</b>
<b>Basement</b>	6 feet and more, Finished basement	Attached, Double width or more
<b>Bathroom</b>	Ensuite bathroom, Separate shower	<b>Carport</b>
<b>Washer/Dryer (installation)</b>	laundry room (1st level/Ground floor)	<b>Lot</b>
<b>Fireplace-Stove</b>	Gas fireplace	Fenced
		<b>Topography</b>
		<b>Distinctive Features</b>
		<b>Water (access)</b>
		<b>View</b>
<b>Kitchen Cabinets</b>	Walnut	<b>Proximity</b>
<b>Equipment/Services</b>	Central air conditioning, Air exchange system, Electric garage door opener	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, High school, Highway, Park, Public transportation, University
		<b>Building's Distinctive Features</b>
		<b>Energy efficiency</b>
<b>Restrictions/Permissions</b>		

**Inclusions**  
Fridge 'Bosch' 36", gaz range 6 burner 'American Range', steamer 'Miele', dishwasher 'Miele', microwave (defective door closing mechanism), all light fixtures, window coverings as installed.

**Exclusions**  
Dining room chandelier, washer & dryer, flat screen TVs, speakers in Great room, kitchen, dinette, alarm, wall mounted stereo, speakers and amplifiers.

**Broker - Remarks**  
Stunning luxury home in Baie D'Urfe's Lakefront area. Extended and re-built like new in 2009 with only the highest quality materials inside & out. Set on mature 20,000+sf corner lot with in-ground pool and fully landscaped to take advantage of sun and maximize privacy.

**Addendum**  
Tastefully and thoughtfully designed family home with well-proportioned rooms and comfortable flow throughout. Elegant front-entry vestibule with custom built-ins leading to bright and open living and dining areas. At the heart of the home is a huge Gourmet kitchen - fully customized high-end cabinetry and integrated appliances. The perfect space for modern living and entertaining with oversized walnut island, dinette and built-in coffee bar and workstation (ideal for kids' homework). Gather the family in the great room, featuring high ceilings, cozy gas fireplace and large windows with views on the pool. Well-appointed 2nd floor with 3 guest/kids' rooms, one with full ensuite bathroom. The master bedroom suite resembles a boutique hotel and must be seen to be appreciated -- Cathedral ceilings, 2 sided gas fireplace, balcony and adjacent office/gym room. The over-sized master ensuite has a glass enclosed marble shower, separate soaker tub and large his & hers vanities. Quality details throughout the home including custom made doors, European hardware, exotic wood flooring, bowed bathroom vanities, mill work/wainscoting and more. Oversize double garage with separate entrance and generous size main-floor laundry room. Finished basement with large playroom or home theatre room. No need for compromise -- A newer home in a mature and established neighbourhood. Country living just 30 min from downtown.

Ideally positioned to take advantage of all the community has to offer - Steps to parks, pools, yacht club, tennis/curling, daycare, schools and more.

**Sale with legal warranty**

**Seller's Declaration**

Yes SD-62641

**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

Centris®



Pool

Centris®



Exterior entrance

Centris®



Exterior entrance

Centris®



Dining room

Centris®



Living room

Centris®



Living room

Centris®



Dining room

Centris®





Kitchen



Kitchen



Kitchen



Kitchen



Dinette



Kitchen



Hall



Family room



Family room



Family room



Family room



Powder room



Staircase



Staircase



Master bedroom



Master bedroom