

Centris No. 15706417 (Active)



\$1,995,000

116 Ch. du Bord-du-Lac-Lakeshore
Pointe-Claire
H9S 4J3
Region Montréal
Neighbourhood South East
Near Lakeview
Body of Water Lac St-Louis

Property Type	Two or more storey	Year Built	1978
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size		File Number	
Lot Area	13,498 sqft	Occupancy	2022-05-15
Cadastre	4253151	Deed of Sale Signature	2022-05-15
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2021	Municipal	\$12,204 (2021)	Common Exp.	
Lot	\$1,091,400	School	\$1,499 (2021)	Electricity	
Building	\$476,300	Infrastructure		Oil	
		Water		Gas	
Total	\$1,567,700	Total	\$13,703	Total	

Room(s) and Additional Space(s)					
No. of Rooms	9	No. of Bedrooms	2+1	No. of Bathrooms and Powder Rooms	3+0
Level	Room	Size	Floor Covering	Additional Information	
2	Living room	20 X 19 ft	Wood	Fireplace-Stove.	
2	Kitchen	17.5 X 24.4 ft	Wood		
2	Dining room	20 X 10.6 ft	Wood		
2	Office	11.6 X 8 ft	Wood		
3	Master bedroom	16 X 14 ft	Wood	+ensuite	
3	Bedroom	17 X 9 ft	Wood	+ensuite	
GF	Family room	31 X 27 ft	Ceramic	Fireplace-Stove.	
GF	Bedroom	11 X 11 ft	Ceramic		
GF	Storage	24 X 16 ft	Concrete		
Additional Space			Size		
Garage			20 X 25 ft		

Features	
Sewage System	Municipality
Rented Equip. (monthly)	Propane tank (\$15)

Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing		Parkg (total)	Driveway (4), Garage (2)
Siding	Aggregate	Driveway	Double width or more, Paving stone
Windows		Garage	Attached, Double width or more
Window Type	Casement	Carpport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	Sloped
Basement	6 feet and more, Finished basement, Second unfinished bsmt	Distinctive Features	No rear neighbours
Bathroom	Bidet, Ensuite bathroom, Separate shower	Water (access)	Waterfront (Lake)
Washer/Dryer (installation)	Laundry room (2nd level)	View	Panoramic, View of the water
Fireplace-Stove	Gas fireplace	Proximity	Bicycle path, Daycare centre, Elementary school, Highway, Park, Public transportation
Kitchen Cabinets	Wood	Building's Distinctive Features	
Equipment/Services	Central air conditioning, Central vacuum cleaner system installation, Electric garage door opener, Alarm system	Energy efficiency	
Restrictions/Permissions			

Inclusions

Kitchen appliances, washer & dryer, window coverings

Exclusions

Propane tank is rented

Broker - Remarks

Stunning waterfront property overlooking Valois Bay . Large, fully landscaped back yard with 130' of frontage on Lac St Louis, including private boat ramp. Watch the sunrise and enjoy exceptional views from nearly all parts of the home . Country lakefront living just 15 minutes from downtown Montreal.

Addendum

The main floor was designed to maximize water views - Updated kitchen open to living and dining areas with patio doors out to concrete deck. Practical main floor office/den adjacent and attached 2 car garage. Second floor features primary bedroom with walk in and large ensuite bathroom. As small study separates the master bedroom from the 2nd floor guest bedroom, which features a small living room/office and additional ensuite bathroom. Fully finished walk-out basement with high ceilings, cozy gas fireplace and additional guest bedroom. Secondary basement for utilities and additional storage.

Sale with legal warranty

Seller's Declaration

Yes SD-81399

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



Backyard



Backyard



Aerial photo



Backyard



Exterior entrance



Living room



Living room



Kitchen



Kitchen



Dining room



Office



Bathroom



Mezzanine



Master bedroom



Ensuite bathroom



Bedroom



Bedroom



Family room



Family room



Bedroom



Patio



Garage