

**Centris No.** 18407325 (Active)



**\$3,800/month X 12 month(s)**

**81 Ch. du Bord-du-Lac-Lakeshore  
 Pointe-Claire  
 H9S 4H5**

**Region** Montréal  
**Neighbourhood** South East  
**Near** Water's Edge  
**Body of Water** Lac St-Louis

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	2012
<b>Building Type</b>	Attached corner unit	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	21.5 X 41 ft	<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>	33.5 X 89.4 ft	<b>File Number</b>	
<b>Lot Area</b>	3,123.69 sqft	<b>Occupancy</b>	2022-07-15
<b>Cadastre</b>	4252893	<b>Deed of Sale Signature</b>	15 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>		<b>Municipal</b>	Not issued	<b>Common Exp.</b>	
<b>Lot</b>		<b>School</b>	Not issued		
<b>Building</b>		<b>Infrastructure</b>	Not issued	<b>Electricity</b>	
		<b>Water</b>	Not issued	<b>Oil</b>	
		<b>Other</b>		<b>Gas</b>	
<b>Total</b>	Not issued	<b>Total</b>	Not issued	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	7	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	2+2
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
GF	Kitchen	16 X 9.5 ft	Ceramic		
GF	Living room	13.5 X 13.7 ft	Wood	Fireplace-Stove.	
GF	Dining room	16 X 10.8 ft	Wood		
2	Primary bedroom	13.3 X 12 ft	Wood	+ensuite	
2	Bedroom	11.9 X 9.7 ft	Wood		
2	Bedroom	11.10 X 9.7 ft	Wood		
BA1	Family room	19 X 15.8 ft	Wood		
<b>Additional Space</b>			<b>Size</b>		
Garage			19.5 X 19 ft		
Patio			20 X 20 ft		

<b>Features</b>		
<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>

<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>		<b>Pool</b>	
<b>Roofing</b>		<b>Parkg (total)</b>	Garage (2)
<b>Siding</b>	Stone	<b>Driveway</b>	
<b>Windows</b>	PVC	<b>Garage</b>	Built-in, Double width or more, Heated
<b>Window Type</b>	Casement	<b>Carport</b>	
<b>Energy/Heating</b>	Dual energy, Electricity, Natural gas	<b>Lot</b>	
<b>Heating System</b>	Forced air	<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>	Access (Lake), Waterfront (Lake)
<b>Washer/Dryer (installation)</b>	Bathroom (1st level/Ground floor)	<b>View</b>	View of the water
<b>Fireplace-Stove</b>	Gas fireplace	<b>Proximity</b>	Bicycle path, Commuter train, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Air exchange system, Central vacuum cleaner system installation, Electric garage door opener, Alarm system, Central heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>			

### Inclusions

Kitchen appliances, washer & dryer, dining table & chairs, island stools, hot tub

### Exclusions

Hydro, natural gas, lawn care

### Broker - Remarks

Available July 15. No pets. No smoking. Tenant will be responsible for minor repairs costing less than \$150 and will provide proof of insurance prior to occupancy.

### Sale with legal warranty

### Seller's Declaration

No

### Source

IMMEUBLES DEAKIN REALTY, Real Estate Agency



Exterior



Exterior entrance



Living room



Living room



Hall



Kitchen



Kitchen



Dining room





Dining room



Staircase



Primary bedroom



Ensuite bathroom



Balcony



Bedroom



Bedroom



Bathroom



Basement



Basement



Backyard



Garage