



**Jay Deakin**, Certified Residential and Commercial Real Estate Broker AEO  
**IMMEUBLES DEAKIN REALTY**  
 Real Estate Agency  
 332, Lakeshore  
 Pointe-Claire (QC) H9S 4L7  
<http://www.deakinrealty.ca>

514-295-5855 / 514-695-2575

[jay@deakinrealty.ca](mailto:jay@deakinrealty.ca)



**Centris No.** 27247433 (Active)



**\$1,339,000**

**100 Ch. du Bord-du-Lac-Lakeshore**  
**Pointe-Claire**  
**H9S 4J1**

**Region** Montréal  
**Neighbourhood** South East  
**Near** Ovide

**Body of Water**

<b>Property Type</b>	Bungalow	<b>Year Built</b>	1975
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	Seasonal
<b>Intergenerational</b>		<b>Reposess./Judicial auth.</b>	No
<b>Building Size</b>	45.7 X 72.8 ft irr	<b>Trade possible</b>	
<b>Living Area</b>	2,310 sqft	<b>Cert. of Loc.</b>	Yes (2022)
<b>Building Area</b>		<b>File Number</b>	
<b>Lot Size</b>	81.11 X 186.1 ft irr	<b>Occupancy</b>	2023-04-14
<b>Lot Area</b>	12,714.33 sqft	<b>Deed of Sale Signature</b>	2023-04-14
<b>Cadastre</b>	4252860		
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2022	<b>Municipal</b>	\$7,224 (2022)	<b>Common Exp.</b>	
<b>Lot</b>	\$826,800	<b>School</b>	\$889 (2022)	<b>Electricity</b>	\$2,138
<b>Building</b>	\$280,800	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>	\$73 (2022)	<b>Gas</b>	
<b>Total</b>	\$1,107,600	<b>Total</b>	\$8,186	<b>Total</b>	\$2,138

Room(s) and Additional Space(s)					
No. of Rooms	6	No. of Bedrooms (above ground + basement)	2+1	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	20.6 X 14 ft	Wood		
GF	Dining room	14 X 12.6 ft	Wood		
GF	Kitchen	14 X 14 ft	Ceramic		
GF	Family room	24 X 16.6 ft	Wood	Fireplace-Stove.	
GF	Primary bedroom	12.6 X 21 ft	Wood	+ ensuite	
GF	Bedroom	11 X 10.6 ft	Wood		
BA1	Bedroom	11 X 13.6 ft	Laminate floor		
BA1	Family room	12 X 30.6 ft	Laminate floor		
BA1	Playroom	22 X 37 ft	Concrete		
BA1	Workshop	13 X 12.6 ft	Concrete		

Features	
<b>Sewage System</b>	Municipality
<b>Water Supply</b>	Municipality
<b>Rented Equip. (monthly)</b>	Alarm system (\$52)
<b>Renovations</b>	

<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (4), Garage (2)
<b>Siding</b>	Brick	<b>Driveway</b>	Asphalt, Double width or more
<b>Windows</b>		<b>Garage</b>	Attached, Double width or more
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	Fenced
<b>Heating System</b>	Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Partially finished	<b>Distinctive Features</b>	
<b>Bathroom</b>	Ensuite bathroom	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>		<b>View</b>	Panoramic, View of the water
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	Bicycle path, Commuter train, Daycare centre, Elementary school, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Mobility impaired accessible, Central vacuum cleaner system installation, Electric garage door opener, Alarm system, Central heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>			

### Inclusions

Central vacuum, window coverings, alarm cameras (5)

### Exclusions

Fridge, stove, dishwasher, washer, dryer, 3 light fixtures (current kitchen, office and dining room), tv's brackets (4) Alarm system \$51.74/mo exp. Nov 2023.

### Broker - Remarks

Custom built executive ranch bungalow overlooking Lake St Louis. Bright and open floor plan offering over 2000sf of living space and water views from most rooms. A rare and special combination -- One level living without compromise on a large lot in a prime location. Enjoy waterfront country living while having easy access to all key amenities and close proximity to downtown core.

### Addendum

Versatile layout offers an elegant mix of contemporary and formal - Well-proportioned rooms including over-sized living & dining rooms and updated eat-in kitchen. Cozy family room with fireplace and patio doors out to large (12,000sf+) fully landscaped back yard offering space, privacy, and several interesting expansion options. Master bedroom with updated ensuite bathroom and main floor guest suite. Huge semi-finished basement with playroom, bedroom, and workshop - plenty of room guests, hobbies and storage. Generous double garage with windows out to the waterfront.

**Sale without legal warranty of quality, at the buyer's risk and peril**

### Seller's Declaration

Yes SD-10117

### 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.