



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

514-451-3246 / 514-695-2575

alexa@deakinrealty.ca



Centris No. 26051100 (Active)



\$829,000

45 Ch. du Bord-du-Lac-Lakeshore, apt. PH9
Pointe-Claire
H9S 4H3

Region Montréal
Neighbourhood South East
Near Valois Bay
Body of Water

Property Type	Apartment	Year Built	1990
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (1990)
Building Type	Detached	Published to RFQ	Yes (1990-01-29)
Floor	7th floor	Special Contribution	
Total Number of Floors		Meeting Minutes	
Total Number of Units		Financial Statements	
Private Portion Size		Building Rules	
Plan Priv. Portion Area	1,575 sqft	Repossess./Judicial auth.	No
Building Area		Building insurance	
Lot Size		Maintenance log	
Lot Area		Co-ownership insurance	
Cadastre of Private Portion	4255229 , 4255266 , 4255267	Contingency fund study	
Cadastre of Common Portions	4252928 , 4255191 , 4255198	Cert. of Loc. (divided part)	Yes (2022)
Trade possible		File Number	
Zoning	Residential	Occupancy	30 days PP/PR Accepted
		Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$3,846 (2024)	Condo Fees (\$676/month)	\$8,112
Lot	\$81,500	School	\$484 (2024)	Common Exp.	
Building	\$532,800	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$614,300 (134.95%)	Total	\$4,330	Total	\$8,112

Room(s) and Additional Space(s)						
No. of Rooms	5		No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information		
7th level	Living room	18 X 21 ft	engineered hardwood	Fireplace-Stove.		
7th level	Dining room	15 X 13 ft	engineered hardwood			
7th level	Kitchen	17.6 X 12 ft	engineered hardwood			

7th level	Primary bedroom	12.6 X 16.6 ft	engineered hardwood	+ ensuite & walk-in
7th level	Bedroom	10.6 X 12.6 ft	engineered hardwood	
Additional Space	Size	Cadastre/Unit number		Description of Rights
Garage		4255266		Private portion
Garage		4255267		Private portion
Storage space				

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	Heated, Indoor
Windows		Cadastre - Parkg (incl. pr	Garage - 2
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Leased Parkg	
Heating System	Electric baseboard units	Parkg (total)	Garage (2)
Basement		Driveway	
Bathroom	Ensuite bathroom	Garage	Built-in, Tandem
Washer/Dryer (installation)		Carport	
Fireplace-Stove		Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Central air conditioning, Central vacuum cleaner system installation, Electric garage door opener	View	View of the water
Building Amenity	Visitor parking, Common areas, Sauna, Indoor pool, Fitness room, Elevator	Proximity	Commuter train, Daycare centre, Elementary school, Highway, Park, Public transportation
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible			

Inclusions

Fridge, stove, dishwasher, washer & dryer. All light fixtures as presently installed.

Exclusions

Remarks

Beautifully renovated corner unit condo with water views in sought after Pointe-Claire south on prestigious Lakeshore road! Boasting over 1500 sf of living area, this condo is spacious and bright. Located in one of the most desirable and highly regarded condo buildings in the West Island. This condo is truly turn key - downsize without compromise and enjoy one level living at 45 Lakeshore.

Addendum

The grand main living area benefits from southwest exposure, flooding the space with sunlight from morning to night. Enjoy a view of the lake and beautiful sunsets from the living room.

Ideal recessed lighting throughout as well as a new patio door to the balcony overlooking the lake.

Sparkling kitchen with tons of cabinet space, quartz countertops and brand new appliances. Quaint dinette space off the kitchen.

The primary suite features a generous sized walk-in closet along with a luxurious oversized ensuite bathroom with heated floors, double vanity, large glass shower and ample storage.

Second good sized bedroom and renovated guest bathroom.

Engineered wide plank hardwood flooring throughout the entire condo.

Included are two parking spots (tandem) in the garage, a storage locker and the enjoyment of the common areas within the building - indoor pool, sauna and gym. Experience lakefront living while also having quick access to highway 20, the airport, and all amenities.

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

Seller's Declaration

Yes SD-08201

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.