



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



\$659,000

Centris No.

20697091 (Active)

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

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	30 days PP/PR Accepted
Style	One storey	Expected Delivery Date	
Floor	7	Deed of Sale Signature	30 days PP/PR Accepted
Building Type	Detached	Lot Eval.	\$81,500 (2023)
Year Built	1990	Building Eval.	\$532,800 (2023)
Plan Priv. Portion Area	1,575 sqft	Total Assessment (2023)	\$614,300 (107.28%)
Lot Area		Mun. Taxes	\$3,715 (2023)
Cert. of Location	Yes (2022)	School Taxes	\$484 (2023)
Body of Water		Condominium Fees	\$ 8,112 (\$ 676/month)



Rooms	5	Bedrooms	2+0	Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering		
7th level	Living room	18 X 21 ft	Laminate floor		
7th level	Dining room	15 X 13 ft	Laminate floor		
7th level	Kitchen	17.6 X 12 ft	Linoleum		
7th level	Primary bedroom	12.6 X 16.6 ft	Wood		
7th level	Bedroom	10.6 X 12.6 ft	Laminate floor		



Inclusions

cooktop, oven, microwave, dishwasher, all light fixtures & window coverings as presently installed.

Exclusions



Sewage System	Municipality	Heating System	Electric baseboard units	Equip./Serv.	Elevator(s), Central air conditioning, Central vacuum cleaner system installation, Electric garage door opener, Sauna
Water Supply	Municipality	Water (access)		Renovations	
Pool	Heated, Indoor	Fireplace-Stove	Yes		
Cadas Prkg excl pric					
Parkg (total)	Garage (2)				

Source: IMMEUBLES DEAKIN REALTY, Real Estate Agency



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



Corner unit condo with water views in sought after Pointe-Claire south on prestigious Lakeshore road. Excellent opportunity to renovate to your future condo to your taste! 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. Downsize without compromise and enjoy one level living at 45 Lakeshore.

The 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.

The primary suite features a large ensuite bathroom as well as two walk-in closets.

The second bedroom also has an ensuite bathroom.

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.

Source: IMMEUBLES DEAKIN REALTY, Real Estate Agency

2023-11-19 at 6:08 pm