

Centris No. 25033082 (Active)



\$1,375,000

105 Ch. du Bord-du-Lac-Lakeshore
Pointe-Claire
H9S 4J2

Region Montréal
Neighbourhood South East
Near Terr. Armand
Body of Water

Property Type	Two or more storey	Year Built	1680
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	47.10 X 33.1 ft	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2021)
Lot Size	119.8 X 173 ft irr	File Number	
Lot Area	17,319.12 sqft	Occupancy	90 days PP/PR Accepted
Cadastre	4252841	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$5,678 (2024)	Common Exp.	
Lot	\$822,600	School	\$716 (2024)	Electricity	\$655
Building	\$82,300	Infrastructure		Oil	
		Water		Gas	\$2,690
Total	\$904,900 (151.95%)	Total	\$6,394	Total	\$3,345

Room(s) and Additional Space(s)								
No. of Rooms	9		No. of Bedrooms (above ground + basement)	4+0		No. of Bathrooms and Powder Rooms	3+0	
Level	Room	Size	Floor Covering	Additional Information				
GF	Living room	17 X 15 ft	Wood	Fireplace-Stove.				
GF	Dining room	15.6 X 13 ft	Wood					
GF	Kitchen	18 X 16.6 ft	Wood	Fireplace-Stove.				
GF	Bedroom	14 X 11.6 ft	Wood					
GF	Office	12.6 X 7.6 ft	Wood	& laundry				
GF	Mudroom	14 X 6.6 ft	Wood					
GF	Bathroom	8 X 6.6 ft	Tiles					
2	Primary bedroom	15 X 10 ft	Wood					
2	Bathroom	11.6 X 9 ft	Ceramic	ensuite				
2	Bedroom	15 X 10 ft	Wood					
2	Bedroom	11.6 X 10 ft	Wood					
2	Bathroom	8.6 X 8 ft	Ceramic					

BA1	Storage	15 X 15 ft	Concrete	unfinished
Additional Space			Size	
Garage			23 X 39.4 ft irr	
Workshop			30 X 11 ft	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Concrete blocks, Stone	Pool	
Roofing	Cedar shingles	Parkg (total)	Driveway (8), Garage (4)
Siding	Wood	Driveway	Double width or more, Paving stone
Windows		Garage	Detached, Double width or more
Window Type		Carport	
Energy/Heating	Natural gas, Wood	Lot	
Heating System	Hot water	Topography	
Basement	Unfinished	Distinctive Features	Heritage home
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	Laundry room (1st level/Ground floor)	View	Panoramic, View of the water
Fireplace-Stove	Gas fireplace, Wood fireplace	Proximity	Commuter train, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation, dog park, public pool, tennis courts, sailing club
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central air conditioning, Private yard, Outdoor storage space	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Sub-Zero fridge, Elmira Stove Works gas cooktop/electric convection oven, Bosch dishwasher, Sub-Zero freezer drawers in kitchen island, GE washer & dryer, all light fixtures, all curtains & blinds, storage benches in laundry room, desk in office nook, garage door opener, gazebo, antique wagon

Exclusions

Four garden statuarities

Remarks

A rare opportunity to own a piece of local history. Set on the shoreline of Lac St Louis, this landmark century home, originally built by the Legault family in the 1700s, has now been meticulously restored and updated. This one-of-a-kind home offers the comforts of modern living while preserving the original character of one of the first homes in the area.

Addendum

Expansive 17,000 sf+ lot boasts beautiful lake views and mature fenced private grounds, extensively landscaped with perennial gardens and patio. For the hobbyist or collector, the property also features a detached 4-car garage and attached atelier. Tastefully updated with attention to detail, including an artisan shingle roof and expansive Unistone driveway and paths. Recognized as one of the architectural treasures of Montreal, the property received an award for its preservation from the city in 2008. The original charm of the home is evident throughout.

Highlights of the home include original finishing details and vintage wood floors throughout and an inviting living room with gas fireplace, open to the spacious formal dining room, both with water views. Completely updated kitchen features the original fireplace, beautiful eat-in granite island, top quality appliances and well-designed workspaces and storage. Versatile main floor bedroom/office/den with adjacent full bathroom. Practical mudroom entrance from backyard and adjoining laundry area and office nook. Primary bedroom on second floor with unique ensuite bathroom featuring a stone wall in the shower, with two additional bedrooms plus an updated full family bath. This iconic property is now ready for a new custodian to write its next chapter.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-45821

Cultural, historic or natural property

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



Exterior



Aerial photo



Backyard



Backyard



Garage



Backyard



Backyard



Waterfront



Living room



Living room



Kitchen



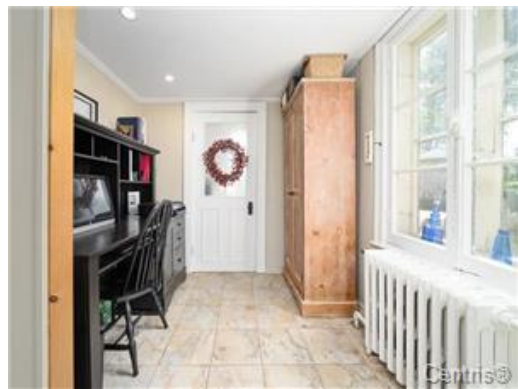
Kitchen



Dining room



Other



Office



Bathroom



Bedroom



Primary bedroom



Ensuite bathroom



Ensuite bathroom



Bedroom



Bedroom



Bathroom