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Centris No. 18373895 (Active)



\$639,000

**4674 Rue Richard-Hewton
 Montréal (Lachine)
 H8T 1P3**

Region Montréal
Neighbourhood West
Near Blvd Saint-Joseph
Body of Water

Property Type	Apartment	Year Built	1860
Style	Two or more storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion	1986	Declaration of co-ownership Issued	Yes (1986)
Building Type	Detached	Published to RFQ	Yes (1986-04-18)
Floor	1st floor (ground floor)	Special Contribution	
Total Number of Floors	9	Meeting Minutes	
Total Number of Units	3	Financial Statements	
Private Portion Size		Building Rules	
Plan Priv. Portion Area	1,395 sqft	Repossess./Judicial auth.	No
Building Area		Building insurance	
Lot Size		Maintenance log	
Lot Area		Co-ownership insurance	
Cadastre of Private Portion	1 706 127, 1 706 145	Contingency fund study	
Cadastre of Common Portions	1 706 504, 1 706 505	Cert. of Loc. (divided part)	Yes (2023)
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	2025	Municipal	\$3,283 (2024)	Condo Fees (\$646/month)	\$7,752
Lot	\$242,100	School	\$414 (2025)	Common Exp.	
Building	\$284,000	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$526,100 (121.46%)	Total	\$3,697	Total	\$7,752

Room(s) and Additional Space(s)					
No. of Rooms	6	No. of Bedrooms (above ground + basement)	1+2	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	22 X 12 ft	Wood	Fireplace-Stove.	
GF	Dining room	19 X 12 ft	Wood		
GF	Kitchen	14 X 8.9 ft	Ceramic		

GF	Bedroom	11.3 X 11 ft	Wood	built-ins
BA1	Bedroom	13.8 X 13.2 ft	Wood	walk-in
BA1	Bedroom	12.9 X 14.1 ft	Wood	walk-in
Additional Space	Size	Cadastre/Unit number	Description of Rights	
Garage			Private portion	
Storage space			Common portion for restricted use	
Driveway			Common portion	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Leased Parkg	
Heating System	Electric baseboard units	Parkg (total)	Driveway (1), Garage (1)
Basement	6 feet and more, Finished basement, Outdoor entrance	Driveway	
Bathroom		Garage	
Washer/Dryer (installation)	laundry closet (1st level/Ground floor)	Carport	
Fireplace-Stove	Wood fireplace	Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Private balcony	View	
Building Amenity	Yard	Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation
Building's Distinctive Features	Corner unit	Roofing	
Energy efficiency			
Mobility impaired accessible			

Inclusions

Light fixtures, window coverings as presently installed, fridge, cooking range, built-in oven, built-in microwave, washer, garage door opener. Important: Dryer is owned by Chateau Bickerdike co-ownership.

Exclusions

Remarks

Charming corner unit condo with private entrance just steps from the lake in desirable Lachine West. Nestled in the historic Chateau Bickerdike, built in 1860 and converted into prestigious condos in 1986, this stunning two-storey condo offers the perfect blend of old-world charm and modern convenience. With nearly 1,500 sf. of thoughtfully designed living space spread across two levels, this condo features 3 spacious bedrooms, 2 full bathrooms, a storage locker, 1 garage spot, 1 driveway spot, and a private terrace overlooking the shared backyard. Close to bike paths, parks, schools, commuter train & access to highway 20.

Addendum

Step into the spacious open concept living and dining area featuring beautiful hardwood floors. Benefiting from southern exposure, the great room is flooded with natural light. This bright living space is enhanced by unique accents throughout - exposed brick wall, charming wood windows, and a striking antique fireplace with intricate detailing - the perfect focal point.

Through the arched doorway, discover renovated kitchen with ample storage and a door leading to the back terrace overlooking the shared garden.

This level offers a versatile bedroom/office with custom built-ins as well as a full bathroom and laundry closet.

The lower level offers two generously sized bedrooms, each with its own walk-in closet. The large tastefully renovated bathroom is equipped with heated floors. This level provides direct access to the exclusive-use storage locker.

Indoor garage parking spot and a second exterior parking spot.

Just 15 minutes from downtown, this home offers the best of both worlds: the peace of country living with the convenience of urban proximity.

Don't miss the rare opportunity to enjoy unparalleled living at one of the Chateau Bickerdike condos.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-16601

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.