

Centris No. 23385568 (Active)



\$489,000

21 Ch. du Bord-du-Lac-Lakeshore, apt. 702
Pointe-Claire
H9S 5N3

Region Montréal
Neighbourhood South East
Near
Body of Water

Property Type	Apartment	Year Built	1982
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (1982)
Building Type	Detached	Published to RFQ	Yes (1982-03-04)
Floor	7th floor	Special Contribution	
Total Number of Floors		Meeting Minutes	Yes (2024)
Total Number of Units		Financial Statements	Yes (2024)
Private Portion Size		Building Rules	Yes
Plan Priv. Portion Area	1,207.71 sqft	Repossess./Judicial auth.	No
Building Area		Building insurance	Yes (2024)
Lot Size		Maintenance log	
Lot Area		Co-ownership insurance	
Cadastre of Private Portion	4 256 017	Contingency fund study	
Cadastre of Common Portions	4 255 914, 4 255 933	Cert. of Loc. (divided part)	Yes (2024)
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	\$3,051 (2025)	Condo Fees (\$624/month)	\$7,488
Lot	\$111,800	School	\$376 (2024)	Common Exp.	
Building	\$366,900	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$478,700 (102.15%)	Total	\$3,427	Total	\$7,488

Room(s) and Additional Space(s)					
No. of Rooms	4	No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
7th	Kitchen	12.6 X 9 ft	Ceramic		
7th	Living room	25.6 X 13 ft	Laminate floor		
7th	Primary bedroom	17.6 X 11.6 ft	Laminate floor		

7th	Bedroom	15.6 X 9.6 ft	Laminate floor
Additional Space	Size	Cadastre/Unit number	Description of Rights
Garage		102	Common portion for restricted use
Storage space		50	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	Heated, Indoor, Inground
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Leased Parkg	
Heating System		Parkg (total)	Garage (1)
Basement		Driveway	
Bathroom	Ensuite bathroom	Garage	Attached, Heated
Washer/Dryer (installation)		Carport	
Fireplace-Stove		Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Private balcony, Central air conditioning, Electric garage door opener, Indoor storage space	View	View of the water
Building Amenity	Visitor parking, Sauna, Indoor pool, Outdoor pool, Fitness room, Elevator	Proximity	
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible	Adapted entrance, Exterior access ramp		

Inclusions

Refrigerator, stove (kitchen hood not working), washer, dryer, (dishwasher not working), all blinds and light fixtures as presently installed

Exclusions

Hot water tank which is rented Hydro Solutions

Remarks

Located on the 7th floor, this condo features a large open concept living/dining area as well as a large kitchen. Enjoy the waterviews from your balcony. Nice sized primary bedroom featuring ensuite and walk-in closet. This sought after building has many amenities and services to offer- indoor pool with spa and sauna, outdoor pool with picnic and bbq area, gym, small library, party room, beautiful lobby. This condo also has an interior parking spot and locker.

Sale with exclusion(s) of legal warranty : Sale is made without any legal warranty, at the buyer's own risk.

Seller's Declaration

Yes SD-16848

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.