

Centris No. 21043670 (Active)



\$4,150/month X 12 month(s)

**81 Ch. du Bord-du-Lac-Lakeshore
 Pointe-Claire
 H9S 4H5**

Region Montréal
Neighbourhood South East
Near Water's Edge
Body of Water Lac St-Louis

Property Type	Two or more storey	Year Built	2012
Building Type	Attached corner unit	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	21.5 X 41 ft	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size	33.5 X 89.4 ft	File Number	
Lot Area	3,123.69 sqft	Occupancy	2025-06-01
Cadastre	4252893	Deed of Sale Signature	15 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year		Municipal	Not issued	Common Exp.	
Lot		School	Not issued	Electricity	
Building		Infrastructure	Not issued	Oil	
		Water	Not issued	Gas	
		Other			
Total	Not issued	Total	Not issued	Total	

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	2+2
Level	Room	Size	Floor Covering	Additional Information	
GF	Kitchen	16 X 9.5 ft	Ceramic		
GF	Living room	13.5 X 13.7 ft	Wood	Fireplace-Stove.	
GF	Dining room	16 X 10.8 ft	Wood		
2	Primary bedroom	13.3 X 12 ft	Wood	+ensuite	
2	Bedroom	11.9 X 9.7 ft	Wood		
2	Bedroom	11.10 X 9.7 ft	Wood		
BA1	Family room	19 X 15.8 ft	Wood		
Additional Space			Size		
Garage			19.5 X 19 ft		
Patio			20 X 20 ft		

Features		
Sewage System	Municipality	Rented Equip. (monthly)

Water Supply	Municipality	Renovations	
Foundation		Pool	
Roofing		Parkg (total)	Garage (2)
Siding	Stone	Driveway	
Windows	PVC	Garage	Built-in, Double width or more, Heated
Window Type	Casement	Carport	
Energy/Heating	Dual energy, Electricity, Natural gas	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom, Separate shower	Water (access)	Access (Lake), Waterfront (Lake)
Washer/Dryer (installation)	Bathroom (1st level/Ground floor)	View	View of the water
Fireplace-Stove	Gas fireplace	Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Air exchange system, Central vacuum cleaner system installation, Electric garage door opener, Alarm system, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Kitchen appliances (excluding microwave), washer & dryer, dining table & chairs, hot tub, PARTIAL snow removal service

Exclusions

Hydro, natural gas, lawn care. There is NO MICROWAVE.

Remarks

Available June 1. No pets. No smoking. Tenant will be responsible for minor repairs costing less than \$150 and will provide proof of insurance prior to occupancy.

Seller's Declaration

No

Source

IMMEUBLES DEAKIN REALTY, Real Estate Agency