

Centris No. 15273816 (Active)



\$1,249,000

870 Ch. du Bord-du-Lac-Lakeshore, apt. Z4
Dorval
H9S 5X7

Region Montréal
Neighbourhood South West
Near Dorval Ave
Body of Water Lac St-Louis

Property Type	Apartment
Style	One storey
Condominium Type	Divided
Year of Conversion	
Building Type	Attached
Floor	4th floor
Total Number of Floors	5
Total Number of Units	75
Private Portion Size	
Plan Priv. Portion Area	1,707 sqft
Building Area	
Lot Size	
Lot Area	
Cadastre of Private Portion	1525529 , 1525544 , 1525566
Cadastre of Common Portions	1525494
Trade possible	
Zoning	Residential

Year Built	1999
Expected Delivery Date	
Specifications	
Declaration of co-ownership Issued	Yes (1999)
Special Contribution	
Meeting Minutes	Yes (2025)
Financial Statements	Yes (2025)
Building Rules	
Reposess./Judicial auth.	No
Building insurance	
Maintenance log	
Co-ownership insurance	
Contingency fund study	
Cert. of Loc. (divided part)	No
File Number	
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	\$5,581 (2025)	Condo Fees (\$1,434/month)	\$17,208
Lot	\$217,900	School	\$1,150 (2024)	Common Exp. (\$263/month)	\$3,156
Building	\$1,112,200	Infrastructure		Special assessment	
		Water		Electricity	
				Oil	
				Gas	
Total	\$1,330,100 (93.90%)	Total	\$6,731	Total	\$20,364

Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
6		2+0		2+0	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	18 X ft irr	Wood	Fireplace-Stove.	
GF	Dining room	18 X 12 ft	Wood		

GF	Kitchen	21.8 X 8 ft	Tiles	
GF	Primary bedroom	13 X 18 ft	Wood	
GF	Bedroom	13 X 12 ft	Wood	
GF	Den	13 X 11.5 ft	Wood	
Additional Space		Size	Cadastre/Unit number	Description of Rights
Garage		9 X 15 ft	1525544	Private portion
Garage		9 X 15 ft	1525566	Private portion

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$20)
Water Supply	Municipality	Renovations	
Siding	Brick	Pool	Indoor
Windows		Cadastre - Parkg (incl. pr	Garage - 2
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Leased Parkg	
Heating System	Forced air	Parkg (total)	Garage (2)
Basement		Driveway	
Bathroom	Ensuite bathroom	Garage	Built-in
Washer/Dryer (installation)		Carport	
Fireplace-Stove	Gas fireplace	Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	
Pets		Water (access)	Waterfront (Lake)
Property/Unit Amenity	Intercom, Central heat pump	View	Panoramic, View of the water
Building Amenity	Visitor parking, Hot tub/Spa, Indoor pool, Indoor storage space, Fitness room, Elevator, Leak detection system	Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible			

Inclusions

Fridge (water dispenser not working), wall oven and stove top, dishwasher, washer, dryer, blinds

Exclusions

Water tank is rented

Remarks

Havre St-Louis west building 4th floor south facing luxury condo. Sold by the original owner, this waterfront condo is up front and centre and has the very best views!

Addendum

- Gracious entry hall with large closets
- Bright open-concept living room and dining room featuring panoramic views, gas fireplace and doors to the waterfront balcony
- Large master suite with walk in closet, ensuite bathroom and doors to the large balcony
- Well designed pullman kitchen with dinette area.
- Separate laundry and utility room
- The floor plan shows that this condo features a second full bathroom & two additional rooms, one with water views, offering many possibilities for bedroom, a den or formal separate dining room.
- Amenities include:
- Security system

- Fitness room
- Indoor pool (salt water) with views of lake
- Sauna
- Reception Hall
- Stunning grounds
- On-site property management

Sale with legal warranty of quality

Seller's Declaration

Yes SD-20817

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.