

**Centris No.** 22903414 (Active)



**\$3,185,000**

**2 Rue Lakeshore**  
**Beaconsfield**  
**H9W 4H3**

**Region** Montréal  
**Neighbourhood** South East  
**Near** Jasper  
**Body of Water** Lac St-Louis

<b>Property Type</b>	Bungalow	<b>Year Built</b>	1984
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	101.11 X 45.1 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2025)
<b>Lot Size</b>	107 X 127 ft irr	<b>File Number</b>	
<b>Lot Area</b>	12,376.34 sqft	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre</b>	2423406	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2025	<b>Municipal</b>	\$18,885 (2025)	<b>Common Exp.</b>	
<b>Lot</b>	\$1,476,300	<b>School</b>	\$2,538 (2024)	<b>Electricity</b>	
<b>Building</b>	\$1,508,300	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$2,984,600 (106.71%)	<b>Total</b>	\$21,423	<b>Total</b>	

### Room(s) and Additional Space(s)

<b>No. of Rooms</b>		<b>No. of Bedrooms (above ground + basement)</b>		<b>No. of Bathrooms and Powder Rooms</b>	
10		4+0		4+1	
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
GF	Living room	16 X 15 ft	Wood	Fireplace-Stove.	
GF	Kitchen	16 X 12 ft	Wood		
GF	Dining room	18.6 X 11.6 ft	Wood		
GF	Family room	19 X 17.6 ft	Wood		
GF	Primary bedroom	19 X 13 ft	Wood		
GF	Bedroom	12.6 X 10.6 ft	Wood		
GL	Playroom	23 X 21 ft	Wood		
GL	Bedroom	15.6 X 10.6 ft	Wood		
GL	Bedroom	15.6 X 11 ft	Wood		
GL	Pool	20 X 30 ft	Tiles		
<b>Additional Space</b>			<b>Size</b>		
Garage			24 X 23 ft		

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>		<b>Pool</b>	Indoor
<b>Roofing</b>		<b>Parkg (total)</b>	Driveway (2), Garage (2)
<b>Siding</b>		<b>Driveway</b>	
<b>Windows</b>		<b>Garage</b>	Attached, Double width or more
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>		<b>Lot</b>	
<b>Heating System</b>		<b>Topography</b>	
<b>Basement</b>		<b>Distinctive Features</b>	No rear neighbours
<b>Bathroom</b>		<b>Water (access)</b>	Waterfront (Lake)
<b>Washer/Dryer (installation)</b>		<b>View</b>	Panoramic, View of the water
<b>Fireplace-Stove</b>		<b>Proximity</b>	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>		<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

## Inclusions

Fridge, stove, dishwasher

## Exclusions

None

## Remarks

Rare and exceptional waterfront bungalow, nestled on expansive property in the heart of historic Pointe Claire village. Custom designed by notable architect Rick Rubin, this is property is truly one of a kind. Whether you're drawn by the water or the village lifestyle, this property delivers an unparalleled opportunity to live where heritage meets tranquility. Experience an immediate sense of calm and beauty with striking infinity water views from moment you walk through the front door.

## Addendum

This home boasts an open, airy layout with large windows, allowing for breathtaking views from virtually every room in the home. Main floor features over 2700 sf of living area with primary suite including walk-in, ensuite bathroom and private balcony overlooking lake. Main-floor guest room with renovated ensuite. Kitchen, dining and living areas are all open to lake-front view and balcony. Practical main floor laundry and mudroom off 2 car garage.

Bright walk-out basement (equivalent size to main floor) with high ceilings and continuous views of the ever-changing shoreline. Two additional bedrooms with renovated bathroom. Concrete indoor pool overlooking Lake St Louis with adjacent renovated pool bathroom. Large storage/utility room with direct access to back garden and waterfront is ideal to store, launch and use kayaks, sailboats, or paddleboards along 125 feet of prime waterfront with robust seawall and potential for dock.

One of the most impressive locations on the lake, the home benefits from 180-degree panoramic views from St Joachim church to Beaconsfield yacht club and is situated steps from boutique shops, restaurants and cafés in the Pointe Claire village. An opportunity to be a part of the one of the most vibrant and sought after communities on the island of Montreal.

**Sale with exclusion(s) of legal warranty : Sale is made without legal warranty of quality, at the buyer's risk and peril.**

## Seller's Declaration

Yes SD-71319

## 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.