

Centris No. 12518474 (Active)



\$2,395,000

362 Ch. du Bord-du-Lac-Lakeshore
Pointe-Claire
H9S 4M2

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

Property Type Two or more storey
Building Type Detached
Intergenerational
Building Size 20.4 X 34.9 ft
Living Area 2,069.79 sqft
Building Area
Lot Size 48 X 82.2 ft
Lot Area 4,181.78 sqft

Cadastre 2528113

Zoning Residential

Year Built 1930
Expected Delivery Date
Seasonal
Reposess./Judicial auth. No
Trade possible
Cert. of Loc. Yes (2020)
File Number
Occupancy 45 days PP/PR
Accepted
Deed of Sale Signature 45 days PP/PR
Accepted

Municipal Assessment

Year 2025
Lot \$815,900
Building \$836,800

Taxes (annual)

Municipal \$10,547 (2025)
School \$1,371 (2025)
Infrastructure
Water

Expenses/Energy (annual)

Common Exp.
Electricity
Oil
Gas

Total \$1,652,700 (144.91%) **Total** \$11,918 **Total**

Room(s) and Additional Space(s)

No. of Rooms 6 **No. of Bedrooms (above ground + basement)** 3+0 **No. of Bathrooms and Powder Rooms** 2+1

Level	Room	Size	Floor Covering	Additional Information
GF	Kitchen	20 X 9 ft	Wood	
GF	Living room	18 X 13.6 ft	Wood	Fireplace-Stove.
GF	Dining room	20 X 12.6 ft	Wood	
2	Primary bedroom	18.6 X 14.6 ft	Wood	+ensuite
2	Bedroom	11 X 10 ft	Wood	
2	Bedroom	13 X 12 ft	Wood	
BA1	Playroom	11.6 X 8 ft	Laminate floor	
BA1	Office	10 X 10 ft	Laminate floor	
BA1	Storage	18 X 18 ft	Concrete	

Features

Sewage System Municipality **Rented Equip. (monthly)** Propane tank (\$15)

Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (3)
Siding		Driveway	Paving stone
Windows		Garage	
Window Type	Casement	Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	Outdoor entrance, Partially finished	Distinctive Features	
Bathroom	Ensuite bathroom, Separate shower	Water (access)	Waterfront (Lake)
Washer/Dryer (installation)	Laundry nook (2nd level)	View	Panoramic, View of the water
Fireplace-Stove	Gas fireplace	Proximity	Panoramic, View of the water Bicycle path, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Air exchange system, Alarm system, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

All kitchen appliances, all light fixtures and window coverings, couch in basement

Exclusions

Washer & dryer, TV & wallmount in living room, Tesla charger

Remarks

Exceptional waterfront home in the heart of historic Pointe-Claire Village. Beautifully renovated with impeccable taste and quality, this stunning residence offers sweeping, unobstructed views from one of the most coveted locations on the shores of Montreal Island. Live the ultimate lifestyle--just steps from the charming shops, cafes, and restaurants of the village, as well as nearby yacht clubs and the Beaconsfield Golf Course.

Addendum

The main floor is thoughtfully designed for modern living and effortless entertaining. A gourmet kitchen with a generous island flows seamlessly into the open-concept living and dining areas, all framed by breathtaking vistas. Expansive patio doors lead to a south-facing covered deck, extending your living space and bringing the outdoors in. Wake each morning to mesmerizing, boat-like views from the primary suite--spanning from St-Joachim Church to the Beaconsfield Yacht Club. Cathedral ceilings and floor-to-ceiling windows fill the space with natural light, while patio doors open to a private balcony overlooking the water. The spa-like ensuite features a glass shower and deep soaker tub, perfectly positioned to take in the lakefront views. Two additional bedrooms, a fully renovated family bathroom, and a convenient laundry room complete the upper floor. The partially finished basement includes a playroom, a quiet home office, and a large storage area with exterior access--ideal for your paddle board, kayak, or other waterfront gear.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-77857

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.