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Centris No. 24381416 (Active)

[See all pictures](#)



\$1,729,000

**2185 Ch. du Bord-du-Lac-Lakeshore
 Dorval**

H9S 2G4

Region Montréal

Neighbourhood South West

Near Thrush

Body of Water Lac St-Louis

Property Type	Two or more storey
Building Type	Detached
Intergenerational	
Building Size	39.10 X 48.7 ft
Living Area	
Building Area	
Lot Size	130.4 X 64.9 ft irr
Lot Area	6,998.69 sqft
Cadastre	1521969
Zoning	Residential

Year Built	2008
Expected Delivery Date	
Seasonal	
Reposess./Judicial auth.	No
Trade possible	
Cert. of Loc.	Yes (2020)
File Number	
Occupancy	30 days PP/PR Accepted
Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment	
Year	2025
Lot	\$520,200
Building	\$1,114,500

Taxes (annual)	
Municipal	\$6,480 (2026)
School	\$1,197 (2025)
Infrastructure	
Water	

Expenses/Energy (annual)	
Common Exp.	
Electricity	
Oil	
Gas	

Total \$1,634,700 (105.77%) **Total** \$7,677 **Total**

Room(s) and Additional Space(s)

No. of Rooms 9 **No. of Bedrooms (above ground + basement)** 5+0 **No. of Bathrooms and Powder Rooms** 2+1

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	16.4 X 15 ft	Wood	
GF	Kitchen	19.1 X 17 ft	Wood	
GF	Dining room	15.8 X 13.7 ft	Wood	
GF	Family room	14.1 X 11.5 ft	Wood	Fireplace-Stove.
2	Primary bedroom	20.11 X 18.9 ft	Wood	+ensuite
2	Bedroom	14.4 X 12.10 ft	Wood	
2	Bedroom	14.4 X 12.6 ft	Wood	
2	Bedroom	11.4 X 10.4 ft	Wood	
2	Bedroom	16.9 X 15.2 ft	Wood	
BA1	Playroom	17.7 X 15.7 ft	Wood	
BA1	Den	11.4 X 8.11 ft	Wood	

BA1	Gym	12.7 X 9.6 ft	Wood
BA1	Laundry room	5.7 X 11.4 ft	Tiles
Additional Space			Size
Garage			32.5 X 14.9 ft

Features

Sewage System	Municipality	Rented Equip. (monthly)	Propane tank (\$15)
Water Supply	Municipality	Renovations	
Foundation		Pool	
Roofing		Parkg (total)	Driveway (5), Garage (2)
Siding	Stone, Stucco	Driveway	Double width or more, Paving stone
Windows		Garage	Built-in, Single width, Tandem
Window Type	Guillotine	Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)		View	Panoramic, View of the water
Fireplace-Stove	Gas fireplace	Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Fridge, gas range, hood, dishwasher, oven, microwave, Window treatments, all ceiling lights except pendant in master bedroom, office desk

Exclusions

Pendant light in master bedroom, Frame TV in Family room, shelf in office

Remarks

Perfectly positioned just steps from the Lake St. Louis waterfront, this stunning residence offers the ultimate blend of luxury, lifestyle, and location. Enjoy peaceful lake views from several rooms and walk to the waterfront park, beach, and lake access in moments. A rare opportunity to enjoy refined living just steps from the water -- this home is a must-see.

Addendum

Fully rebuilt in 2008, this home feels like new and showcases exceptional craftsmanship throughout. The gourmet kitchen features high-end appliances, a walk-in pantry, and a large island that flows seamlessly into the open-concept family room with a cozy propane fireplace. Patio doors lead to a private, fully landscaped backyard oasis.

A spectacular sun-filled office (or bedroom) with soaring 12-foot ceilings adds architectural interest and versatility. Upstairs, you'll find four additional bedrooms, including a spacious primary suite with a walk-in closet and beautifully renovated ensuite bathroom.

The fully finished basement offers hardwood floors, playroom, a home gym room, an additional office, a dedicated laundry room and abundant storage.

Outside, the property shines with professionally landscaped grounds, a rock garden, lush vegetation, and exterior lighting. A concrete patio covers a spacious seasonal storage space. The stamped concrete continues down the stairs, the walkways and throughout the driveway, creating a cohesive and seamless exterior. A tandem two-car garage completes this exceptional offering.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-88539

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.