

Centris No. 24381416 (Active)

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**\$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

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1956
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	39.10 X 48.7 ft	<b>Repossess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2020)
<b>Lot Size</b>	130.4 X 64.9 ft irr	<b>File Number</b>	
<b>Lot Area</b>	6,998.69 sqft	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre</b>	1521969	<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>
Year	2025	<b>Municipal</b>	<b>Common Exp.</b>
Lot	\$520,200	<b>School</b>	<b>Electricity</b>
Building	\$1,114,500	<b>Infrastructure</b>	<b>Oil</b>
		<b>Water</b>	<b>Gas</b>
<b>Total</b>	\$1,634,700 (105.77%)	<b>Total</b>	

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

<b>No. of Rooms</b>	9	<b>No. of Bedrooms (above ground + basement)</b>	5+0	<b>No. of Bathrooms and Powder Rooms</b>	2+1
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
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. +ensuite	
2	Primary bedroom	20.11 X 18.9 ft	Wood		
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
<b>Additional Space</b>			<b>Size</b>
Garage			32.5 X 14.9 ft

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	Propane tank (\$15)
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>		<b>Pool</b>	
<b>Roofing</b>		<b>Parkg (total)</b>	Driveway (4), Garage (2)
<b>Siding</b>	Stone, Stucco	<b>Driveway</b>	Double width or more, Paving stone
<b>Windows</b>		<b>Garage</b>	Built-in, Single width, Tandem
<b>Window Type</b>	Guillotine	<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>	Ensuite bathroom	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>		<b>View</b>	Panoramic, View of the water
<b>Fireplace-Stove</b>	Gas fireplace	<b>Proximity</b>	
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Central heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	

## 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.