

**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

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

<b>Year Built</b>	1956
<b>Expected Delivery Date</b>	
<b>Seasonal</b>	
<b>Reposess./Judicial auth.</b>	No
<b>Trade possible</b>	
<b>Cert. of Loc.</b>	Yes (2020)
<b>File Number</b>	
<b>Occupancy</b>	30 days PP/PR Accepted
<b>Deed of Sale Signature</b>	30 days PP/PR Accepted

**Municipal Assessment**

<b>Year</b>	2025
<b>Lot</b>	\$520,200
<b>Building</b>	\$1,114,500

**Taxes (annual)**

<b>Municipal</b>	\$6,480 (2026)
<b>School</b>	\$1,197 (2025)
<b>Infrastructure</b>	
<b>Water</b>	

**Expenses/Energy (annual)**

<b>Common Exp.</b>	
<b>Electricity</b>	
<b>Oil</b>	
<b>Gas</b>	

<b>Total</b>	\$1,634,700 (105.77%)	<b>Total</b>	\$7,677	<b>Total</b>	
--------------	-----------------------	--------------	---------	--------------	--

**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		Fireplace-Stove. +ensuite		
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				
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	
<b>Features</b>			
<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>	
<b>Pets</b>			
<b>Inclusions</b>			
Fridge, gas range, hood, dishwasher, oven, microwave, Window treatments, all ceiling lights except pendant in master bedroom, office desk			
<b>Exclusions</b>			
Pendant light in master bedroom, Frame TV in Family room, shelf in office			
<b>Remarks</b>			
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.			
<b>Addendum</b>			
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.			
<b>Sale with legal warranty of quality</b>			

**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.