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IMMEUBLES DEAKIN REALTY
 Real Estate Agency
 332, Lakeshore
 Pointe-Claire (QC) H9S 4L7
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Centris No. 23409892 (Active)



\$999,000

83 Ch. du Bord-du-Lac-Lakeshore
Pointe-Claire
H9S 4H5

Region Montréal
Neighbourhood South East
Near Water's Edge
Body of Water

Property Type	Two or more storey	Year Built	2013
Building Type	Attached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	20.1 X 41 ft irr	Reposess./Judicial auth.	No
Living Area	1,642 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2015)
Lot Size	24.6 X 109.2 ft irr	File Number	
Lot Area	2,469.24 sqft	Occupancy	2024-06-01
Cadastre	4256207	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$5,176 (2024)	Common Exp.	
Lot	\$160,600	School	\$612 (2024)	Electricity	
Building	\$664,200	Infrastructure		Oil	
		Water		Gas	
Total	\$824,800 (121.12%)	Total	\$5,788	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+2
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	14 X 14 ft	Wood	Fireplace-Stove.	
GF	Dining room	11.3 X 15.9 ft	Wood		
GF	Kitchen	9 X 15.9 ft	Wood		
2	Primary bedroom	13.9 X 12.3 ft	Wood	+ ensuite	
2	Bedroom	10 X 12 ft	Wood		
2	Bedroom	10 X 12 ft	Wood		
BA1	Family room	20.3 X 17.3 ft	Wood		

Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Garage (2)

Siding		Driveway	
Windows		Garage	Built-in, Double width or more
Window Type		Carport	
Energy/Heating	Natural gas	Lot	Fenced, Landscaped
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	Powder room (1st level/Ground floor)	View	View of the water
Fireplace-Stove	Gas fireplace	Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central air conditioning, Air exchange system, Electric garage door opener	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Fridge (2023), stove, dishwasher, washer (2023) & dryer, light fixtures, window coverings.

Exclusions

Tenants' personal belongings.

Remarks

Executive 3 bedroom, 2+2 bathroom stone cottage! Recent construction, with 10-foot ceilings and spacious rooms bathed in an abundance of natural light. Amazing location for water sports enthusiasts - located across from the Pointe-Claire Sailing Club and the Pointe-Claire Rowing Club. Walking distance to Pointe-Claire Village. Enjoy your panoramic sunset views across the lake!

Addendum

Enter to the living room with a gas fireplace and patio doors to the front balcony overlooking the lake. Spacious kitchen with gas stove and island open to the dining room. Practical main floor laundry located in the powder room. The entire home has beautiful dark hardwood floors throughout.

Grand staircase up to three good sized bedrooms, including the south facing primary bedroom with an ensuite bathroom and private balcony offerings a beautiful view of the lake. Large family/guest bathroom with double vanity, separate shower and tub.

Basement family room with powder room and access to the two car garage.

Don't miss the opportunity to own one of the four most desirable "townhomes" in sought after Pointe-Claire south.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-37017

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.