



Catherine Broady, Residential and Commercial Real Estate Broker
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ROYAL LEPAGE VILLAGE, Real Estate Agency
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Centris No. 12208358 (Active)



\$1,100,000

284 Ch. du Bord-du-Lac-Lakeshore, apt. 202
Pointe-Claire
H9S 4K9

Region Montréal
Neighbourhood South East
Near
Body of Water

Property Type	Apartment	Year Built	2022
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2022)
Building Type	Detached	Special Contribution	
Floor	2nd floor	Meeting Minutes	Yes (2023)
Total Number of Floors	3	Financial Statements	Yes (2023)
Total Number of Units	14	Building Rules	Yes
Private Portion Size		Reposess./Judicial auth.	No
Plan Priv. Portion Area	1,157 sqft	Building insurance	
Building Area		Maintenance log	
Lot Size		Co-ownership insurance	
Lot Area		Contingency fund study	
Cadastre of Private Portion	6478251	Cert. of Loc. (divided part)	No
Cadastre of Common Portions	6478239	File Number	
Trade possible		Occupancy	2024-07-15
Zoning	Residential, Commercial	Deed of Sale Signature	2024-07-15

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$6,304 (2024)	Condo Fees (\$511/month)	\$6,132
Lot	\$48,600	School	\$790 (2024)	Common Exp.	
Building	\$958,300	Infrastructure		Electricity	\$1,110
		Water		Oil	
				Gas	
Total	\$1,006,900 (109.25%)	Total	\$7,094	Total	\$7,242

Room(s) and Additional Space(s)					
No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
7		2+0		2+0	
Level	Room	Size	Floor Covering	Additional Information	
2	Living room	15.6 X 11.5 ft	Wood	Fireplace-Stove.	
2	Dining room	15.6 X 6.7 ft	Wood		
2	Kitchen	14.6 X 10.4 ft	Wood		
2	Primary bedroom	11.9 X 16 ft	Wood	walk-in	

2	Bathroom	8.11 X 10.3 ft	Ceramic	separate shower
2	Bedroom	10.6 X 12.4 ft	Wood	
2	Bathroom	8.10 X 6.2 ft	Ceramic	
2	Laundry room	8.2 X 4.3 ft	Ceramic	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Leased Parkg	
Heating System	Forced air	Parkg (total)	Garage (2)
Basement		Driveway	
Bathroom	Ensuite bathroom, Separate shower	Garage	Attached, Heated
Washer/Dryer (installation)	laundry room (2nd level)	Carport	
Fireplace-Stove	Fireplace - Other: electric	Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Central air conditioning, Air exchange system, Indoor storage space	View	
Building Amenity	Fitness room, Elevator	Proximity	Bicycle path, Cross-country skiing, Daycare centre, Elementary school, Golf, Highway, Hospital, Park, Public transportation
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible			

Inclusions

All light fixtures, all window coverings, fridge, stove, dishwasher, microwave, hood vent, washer, dryer, desk and shelf in 2nd bedroom, speakers in living room and master bathroom

Exclusions

Remarks

Welcome to Le Charlebois located in the heart of Pointe Claire Village. This spectacular 2 bedroom, 2 bathroom condo was built in 2022 and features engineered floors throughout, 10 foot ceilings, high end built-in appliances, separate laundry room, primary bedroom with ensuite bathroom with glass shower and separate soaker tub and walk-in closet, built-in speakers in living room and ensuite bathroom, large south facing private balcony, 2 indoor garage spots and storage locker. Building has communal fitness room, wine cellar and dog washing station. Walking distance to shops, restaurants, lake, golf club, yacht club and easy access to highway.

Addendum

-A new Certificate of location was ordered

Sale with legal warranty of quality

Seller's Declaration

Yes SD-05508

Source

ROYAL LEPAGE VILLAGE, 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.



Frontage



Frontage



Interior



Hall



Kitchen



Kitchen



Kitchen



Dining room



Overall view



Dining room



Living room



Living room



Overall view



Primary bedroom



Primary bedroom



Ensuite bathroom



Ensuite bathroom



Walk-in closet



Bedroom



Bathroom



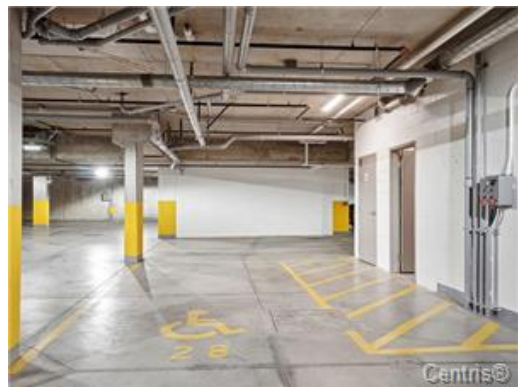
Balcony



Balcony



Other



Garage