



Catherine Broady, Residential and Commercial Real Estate Broker
Catherine Broady Inc.
ROYAL LEPAGE VILLAGE, Real Estate Agency
263-C, boul. St-Jean
Pointe-Claire (QC) H9R 3J1
<http://www.teambroady.ca>

514-891-3033 / 514-694-2121
Fax : 1-855-947-4757
cbroady@royallepage.ca



Centris No. 14322466 (Active)



\$849,000

121-E Ch. du Bord-du-Lac-Lakeshore
Pointe-Claire
H9S 4J4

Region Montréal
Neighbourhood South East
Near
Body of Water

Property Type	Two or more storey
Building Type	Attached
Intergenerational	
Building Size	19.8 X 36.1 ft
Living Area	
Building Area	
Lot Size	
Lot Area	2,492 sqft
Cadastre	4252649, 4252666-5
Zoning	Residential

Year Built	1986
Expected Delivery Date	
Seasonal	
Reposess./Judicial auth.	No
Trade possible	
Cert. of Loc.	Yes (2001)
File Number	
Occupancy	95 days PP/PR Accepted
Deed of Sale Signature	90 days PP/PR Accepted

Municipal Assessment

Year	2025
Lot	\$203,800
Building	\$565,100

Taxes (annual)

Municipal	\$4,914 (2025)
School	\$615 (2025)
Infrastructure	
Water	

Expenses/Energy (annual)

Common Exp. (\$11/month)	\$125
To maintain common area in the back.	
Electricity	\$1,630
Oil	
Gas	

Total	\$768,900 (110.42%)	Total	\$5,529	Total	\$1,755
--------------	---------------------	--------------	---------	--------------	---------

Room(s) and Additional Space(s)

No. of Rooms	10	No. of Bedrooms (above ground + basement)	2+1	No. of Bathrooms and Powder Rooms	2+1
---------------------	----	--	-----	--	-----

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	12.9 X 16.2 ft	Wood	Fireplace-Stove. wood fireplace
GF	Kitchen	12.5 X 11.1 ft	Ceramic	
GF	Dining room	9.3 X 8.11 ft	Wood	
GF	Solarium/Sunroom	10.3 X 13.2 ft	Wood	
GF	Powder room	2.8 X 7.6 ft	Ceramic	
2	Primary bedroom	19.6 X 15.3 ft	Laminate floor	
2	Bedroom	12.7 X 15.8 ft	Laminate floor	
2	Bathroom	12.7 X 8.1 ft	Ceramic	bidet
BA1	Playroom	10.11 X 16.10 ft	Laminate floor	or bedroom
BA1	Bathroom	7.10 X 9 ft	Ceramic	washer/dryer

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$12)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (2), Garage (1)
Siding		Driveway	Asphalt
Windows		Garage	Attached, Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	Bathroom (Basement 1)	View	View of the water
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central air conditioning, Electric garage door opener	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

All light fixtures, dishwasher, electric garage door opener, alarm system, mirror in entrance, TV in kitchen

Exclusions

all curtains & rods

Remarks

Impeccably maintained townhouse with no condo fees and stunning direct water views! Main level features hardwood floors, wood-burning fireplace, updated kitchen with tiled granite counters, bright dining room, solarium and powder room. The private deck and green space are ideal for gardening. Upstairs offers a mezzanine, 2 spacious bedrooms and a large bathroom with soaker tub and double sinks. The finished basement has a 3rd bedroom/playroom, full bath and garage access. A rare gem in an unbeatable location!

Addendum

Welcome to this impeccably maintained attached townhouse, perfectly situated in an exceptional location offering direct, unobstructed water views that will take your breath away. This charming townhome has no condo fees, making it an even more rare and desirable find.

Step inside the warm and inviting living room with its hardwood floors and classic wood-burning fireplace where the sun-filled patio door frames stunning vistas of the glistening water beyond. The patio door leads to a front balcony which is the perfect place to sit and enjoy the views as you savour your morning coffee or cocktail after a busy day. The beautifully updated kitchen features elegant, tiled granite countertops and flows seamlessly into the dining room and sun-drenched solarium, both adorned with gleaming hardwood floors. The rebuilt solarium offers a tranquil space to relax and soak in the natural light. From the dining room, a patio door leads to a charming wood deck and green space -- an idyllic setting for gardening enthusiasts.

The mezzanine with its water views is ideal for a reading nook. Upstairs, you'll find two generously sized bedrooms with ample closet space, and a luxurious bathroom complete with double sinks, a large soaker tub, and a bidet. The finished basement offers flexible living space, ideal as a playroom, home office, or third bedroom, and includes a second full bathroom with laundry for added convenience. From the lower level, enjoy direct access to the single-car garage, providing both convenience and functionality.

Major updates offer peace of mind: the electric furnace and central air conditioning (2012), the roof (2014), the solarium (2017), entrance and patio doors (2019-2020), and all but one window have been replaced.

This is a rare opportunity to own a lovingly cared-for home with million-dollar views and a lifestyle of ease and tranquility. Don't miss your chance to make it yours!

-Fireplace & chimney are sold "as is" with no guarantees with respect to their compliance with current fire-safety codes and regulations.

- A new Certificate of location was ordered

Sale with exclusion(s) of legal warranty : Sale without legal warranty of quality at the risk and peril of the buyer.

Seller's Declaration

Yes SD-68795

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



Interior



Living room



Living room



Balcony



Living room



Living room



Kitchen



Kitchen



Kitchen



Dining room



Dining room



Dining room



Solarium/Sunroom



Solarium/Sunroom



Powder room



Hall



Mezzanine



Primary bedroom



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bedroom