



**Catherine Broady**, Residential and Commercial Real Estate Broker  
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**Centris No.** 17058867 (Active)



**\$849,000**

**45 Ch. du Bord-du-Lac-Lakeshore, apt. 51**  
**Pointe-Claire**  
**H9S 4S3**

**Region** Montréal  
**Neighbourhood** South East  
**Near**  
**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	1990
<b>Style</b>	One storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Divided	<b>Specifications</b>	Yes
<b>Year of Conversion</b>		<b>Declaration of co-ownership Issued</b>	Yes (1990)
<b>Building Type</b>	Detached	<b>Published to RFQ</b>	Yes (1990-01-25)
<b>Floor</b>	5th floor	<b>Special Contribution</b>	
<b>Total Number of Floors</b>		<b>Meeting Minutes</b>	Yes (2023)
<b>Total Number of Units</b>		<b>Financial Statements</b>	Yes (2022)
<b>Private Portion Size</b>		<b>Building Rules</b>	Yes
<b>Plan Priv. Portion Area</b>	1,452.05 sqft	<b>Reposess./Judicial auth.</b>	No
<b>Building Area</b>		<b>Building insurance</b>	
<b>Lot Size</b>		<b>Maintenance log</b>	
<b>Lot Area</b>		<b>Co-ownership insurance</b>	Yes (2023)
<b>Cadastre of Private Portion</b>	4255221, 4255306, 4255307	<b>Contingency fund study</b>	
<b>Cadastre of Common Portions</b>	4252928, 4255191, 4255198	<b>Cert. of Loc. (divided part)</b>	Yes (2019)
<b>Trade possible</b>		<b>File Number</b>	
<b>Zoning</b>	Residential	<b>Occupancy</b>	15 days PP/PR Accepted
		<b>Deed of Sale Signature</b>	15 days PP/PR Accepted

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2023	<b>Municipal</b>	\$3,804 (2023)	<b>Condo Fees (\$627/month)</b>	\$7,524
<b>Lot</b>	\$75,400	<b>School</b>	\$498 (2023)	<b>Common Exp.</b>	
<b>Building</b>	\$555,900	<b>Infrastructure</b>		<b>Electricity</b>	
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$631,300 (134.48%)	<b>Total</b>	\$4,302	<b>Total</b>	\$7,524

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	5	No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
5th Floor	Living room	16.6 X 18.6 ft	Wood	Fireplace-Stove.	
5th Floor	Dining room	10 X 19.6 ft	Wood		
5th Floor	Kitchen	8.6 X 19.6 ft	Wood		

5th Floor	Primary bedroom	12.6 X 16 ft	Wood	ensuite & walk-in
5th Floor	Bedroom	10 X 13 ft	Wood	ensuite
<b>Features</b>				
<b>Sewage System</b>	Municipality		<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality		<b>Renovations</b>	
<b>Siding</b>			<b>Pool</b>	Indoor, Inground
<b>Windows</b>			<b>Cadastre - Parkg (incl. pr</b>	
<b>Window Type</b>			<b>Cadastre - Parkg (excl. pr</b>	
<b>Energy/Heating</b>	Electricity		<b>Parkg (total)</b>	Garage (2)
<b>Heating System</b>	Electric baseboard units, Forced air		<b>Driveway</b>	
<b>Basement</b>			<b>Garage</b>	Attached, Heated
<b>Bathroom</b>	Ensuite bathroom		<b>Carport</b>	
<b>Washer/Dryer (installation)</b>	laundry room (Other)		<b>Lot</b>	
<b>Fireplace-Stove</b>	Wood fireplace		<b>Topography</b>	
<b>Kitchen Cabinets</b>			<b>Distinctive Features</b>	
<b>Restrictions/Permissions</b>			<b>Water (access)</b>	
<b>Equipment/Services</b>	Elevator(s), Central air conditioning, Electric garage door opener, Sauna		<b>View</b>	View of the water
<b>Building's Distinctive Features</b>			<b>Proximity</b>	Bicycle path, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation
<b>Energy efficiency</b>			<b>Roofing</b>	
<b>Mobility impaired accessible</b>				
<b>Inclusions</b>				
Fridge, stove, double wall ovens, dishwasher, wine fridge, washer, dryer, all window coverings as installed, all light fixtures				
<b>Exclusions</b>				
<b>Broker - Remarks</b>				
Enjoy spectacular water views from the beautifully, recently renovated 2 bedroom, 2 bathroom condo in one of the most desirable and highly sought after condo buildings in Pointe Claire. Featuring over 1400 sq. ft. of living area with open concept living room, dining room and spacious kitchen offering ample cupboard space. Both bathrooms have been tastefully renovated one with a large glass shower the other with a soaker tub. This unit comes with 2 indoor garage spaces and storage locker. The building has an indoor pool, sauna and gym. Condo living at its best!				
<b>Sale without legal warranty of quality, at the buyer's risk and peril</b>				
<b>Seller's Declaration</b>		Yes SD-27634		
<b>Source</b>				
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



View



Interior



Hall



Living room



Living room



Living room



Living room



Living room



Living room



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Dining room



Dining room



Dining room



Kitchen



Dining room



Dining room



Dining room