



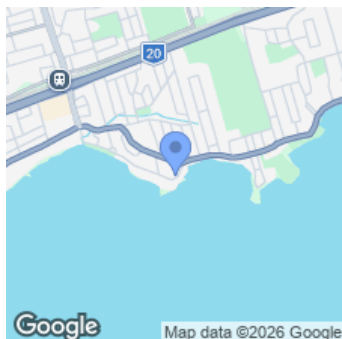
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Centris No. 26646714 (Active)

[See all pictures](#)



\$549,000

21 Ch. du Bord-du-Lac-Lakeshore, apt. 808

Pointe-Claire

H9S 5N3

Region Montréal

Neighbourhood South East

Near

Body of Water

Property Type	Apartment	Year Built	1982
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2020)
Building Type	Detached	Published to RFQ	Yes (2020-02-20)
Floor	8th floor	Special Contribution	
Total Number of Floors	8	Meeting Minutes	Yes (2025)
Total Number of Units	132	Financial Statements	Yes (2025)
Private Portion Size		Building Rules	Yes
Plan Priv. Portion Area	1,206 sqft	Reposess./Judicial auth.	No
Building Area		Building insurance	
Lot Size		Maintenance log	Yes (2025)
Lot Area		Co-ownership insurance	Yes (2026)
Cadastre of Private Portion	4256029	Contingency fund study	Yes (2025)
Cadastre of Common Portions	4255914, 4255933	Cert. of Loc. (divided part)	Yes (2014)
Trade possible		File Number	
Zoning	Residential	Occupancy	2026-12-01
		Deed of Sale Signature	2026-12-01

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$3,908 (2026)	Condo Fees (\$640/month)	\$7,675
Lot	\$127,300	School	\$475 (2026)	Common Exp.	
Building	\$512,000	Infrastructure		Electricity	\$1,551
		Water		Oil	
				Gas	
Total	\$639,300 (85.88%)	Total	\$4,383	Total	\$9,226

Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
Level	Room	Size	Floor Covering	Additional Information	
8th Floor	Living room	12.11 X 15.10 ft	Wood	Fireplace-Stove. electric fireplace	
8th Floor	Dining room	12.11 X 8.3 ft	Wood		
8th Floor	Kitchen	14.10 X 11.8 ft	Ceramic		

8th Floor	Primary bedroom	11.6 X 21.5 ft	Wood
8th Floor	ensuite	7.4 X 9.8 ft	Ceramic
8th Floor	Bedroom	11 X 17.7 ft	Wood
8th Floor	Bathroom	8 X 7.8 ft	Ceramic

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$19)
Water Supply	Municipality	Renovations	
Siding		Pool	Indoor, Inground, outdoor
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Leased Parkg	
Heating System	Electric baseboard units	Parkg (total)	Garage (1)
Basement		Driveway	
Bathroom	Ensuite bathroom	Garage	
Washer/Dryer (installation)	8th level (Other)	Carport	
Fireplace-Stove	Fireplace - Other: Electric	Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions	Short-term rentals not allowed	Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Private balcony, Central air conditioning, Intercom, Indoor storage space	View	View of the water
Building Amenity	Common areas, Hot tub/Spa, Sauna, Indoor pool, Outdoor pool, Fitness room, Elevator	Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, Highway, Hospital, Park, Public transportation
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible	Exterior access ramp		

Inclusions

All light fixtures, all window coverings, fridge, stove top (induction), wall oven, dishwasher, microwave , washer, dryer, garage door opener remote

Exclusions

Remarks

Enjoy lake views and spectacular sunsets from the west-facing balcony of this 1,200 sq. ft. top-floor condo. Fully renovated in 2013, it features hardwood floors, a kitchen with quartz counters and an island, open to the dining and living areas with an electric fireplace. Two renovated bathrooms include one with a tub and an ensuite with a glass shower . Two patio doors and one window replaced in 2023. Outstanding amenities include indoor and outdoor pools, a spa, sauna and gym. Includes one indoor parking space and a storage locker.

Addendum

Imagine ending your day on your west-facing balcony watching the sun set over the lake. From your top-floor retreat, the changing colours and beautiful views become part of your everyday routine. This renovated 1,200 sq. ft. condo offers more than a comfortable home--it offers the freedom to spend more time doing what you love .

Fully renovated in 2013, the interior is warm, welcoming and ready for you to settle in. Hardwood floors flow through the living spaces, while the kitchen's quartz counters and island make cooking and entertaining a pleasure. Open to the dining and living areas, the layout keeps everyone connected, whether you're hosting friends for dinner or enjoying a quiet evening by the electric fireplace.

Two renovated bathrooms offer everyday comfort, with a bathtub for a relaxing soak and a glass shower in the ensuite. Two patio doors and one window were replaced in 2023, adding to the improvements made over the years.

With so many amenities just an elevator ride away, staying active and making time for yourself couldn't be easier. Start your

morning with a swim in the indoor pool, enjoy a workout in the gym, or unwind in the spa and sauna. During the summer, the outdoor pool is the perfect place to cool off and make the most of sunny afternoons . There's no need to drive anywhere to enjoy these little luxuries.

Elevator access makes coming and going easy, while your indoor parking space means arriving home sheltered from the weather and leaving winter windshield scraping behind. A storage locker provides convenient space for seasonal belongings , keeping your home organized and uncluttered.

With no lawn to mow, snow to shovel or pool to maintain yourself, your weekends are yours again. Travel, spend time with family and friends, or simply slow down and enjoy the view. Whether you're ready to simplify your lifestyle or looking for a home that makes everyday living more enjoyable, this condo brings comfort, convenience and beautiful sunsets together.

-The BUYER may choose the notary, but choice of notary must be agreeable to the SELLER. The acting notary must accommodate virtual signings.

-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 BUYERS

Seller's Declaration

Yes SD-44185

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



Aerial photo



Interior



Kitchen



Kitchen



Kitchen



Kitchen



Dining room



Living room



Living room



Overall view



Primary bedroom



Primary bedroom



Other



Ensuite bathroom



Bedroom



Bathroom



Bathroom



Other



Balcony



Pool



Pool



Other



Aerial photo