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**Centris No.** 28314156 (Active)

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**\$1,250,000**

**10 Ch. de l'Île-Claude  
 L'Île-Perrot**

**J7V 3B4**

**Region** Montérégie

**Neighbourhood**

**Near**

**Body of Water** Lac Des Deux Montagnes

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1945
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	30 X 70 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2025)
<b>Lot Size</b>	165 X 102 ft irr	<b>File Number</b>	
<b>Lot Area</b>	22,432 sqft	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre</b>	1577392, 1577393	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2026	<b>Municipal</b>	\$5,247 (2026)	<b>Common Exp.</b>	
<b>Lot</b>	\$430,200	<b>School</b>	\$516 (2026)	<b>Electricity</b>	\$2,314
<b>Building</b>	\$384,400	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$814,600 (153.45%)	<b>Total</b>	\$5,763	<b>Total</b>	\$2,314

Room(s) and Additional Space(s)					
No. of Rooms	12	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	19.3 X 28.5 ft	Wood	Fireplace-Stove. water views/gas fireplace	
GF	Dining room	15.11 X 14.3 ft	Wood	water views	
GF	Kitchen	16.3 X 13.10 ft	Wood	quartz counters	
GF	Powder room	6.8 X 7.3 ft	Wood		
2	loft over garage	21.10 X 18.11 ft	Carpet		
2	Bathroom	9.2 X 9.6 ft	Linoleum	over garage	
GL	Family room	16.2 X 15.7 ft	Wood	Fireplace-Stove. water views/wood stove	
GL	Primary bedroom	15.11 X 15.3 ft	Wood	water views	
GL	Bedroom	11.7 X 12.10 ft	Wood		
GL	Bedroom	9.2 X 12.9 ft	Wood		

GL	Bathroom	12.1 X 6.11 ft	Ceramic	heated floors
GL	Solarium/Sunroom	29.5 X 9.10 ft	Ceramic	
<b>Additional Space</b>			<b>Size</b>	
Garage			24.7 X 18.11 ft	

## Features

<b>Sewage System</b>	Septic tank	<b>Rented Equip. (monthly)</b>	Propane tank (\$12)
<b>Water Supply</b>	Artesian well	<b>Renovations</b>	
<b>Foundation</b>	Concrete slab on ground	<b>Pool</b>	Inground
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (6), Garage (2)
<b>Siding</b>		<b>Driveway</b>	Double width or more, Paving stone
<b>Windows</b>		<b>Garage</b>	Attached, Double width or more
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Electric baseboard units	<b>Topography</b>	
<b>Basement</b>	None	<b>Distinctive Features</b>	
<b>Bathroom</b>	Bidet, Jacuzzi bathtub, Separate shower	<b>Water (access)</b>	Access (Fleuve (river)), Waterfront (Fleuve (river)), Navigable
<b>Washer/Dryer (installation)</b>	Garden level (1st level/Ground floor)	<b>View</b>	View of the water
<b>Fireplace-Stove</b>	Gas fireplace, Wood stove	<b>Proximity</b>	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation, University
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Wall-mounted air conditioning, Central vacuum cleaner system installation, Electric garage door opener, Alarm system, Wall-mounted heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

## Inclusions

All light fixtures (except those that are excluded), all window coverings, fridge, stove top, dishwasher, 2 built-in ovens, dryer, pool accessories, wall mount heat pump, central vacuum and accessories, wall cabinet behind desk, alarm system, electric garage door opener

## Exclusions

Dining room light fixture, green wall sconce between the downstairs bathroom and laundry, washer (non-functional), powder room mirror and sconces.

## Remarks

Wake up every morning to breathtaking, unobstructed views of Lake of Two Mountains from this exceptional and affordable waterfront property. Rebuilt in the late 1980s, this home offers peace of mind with no basement and no history of flooding. Enjoy your morning coffee on the private balcony overlooking the water, or relax poolside while taking in the stunning scenery. The spacious living and dining rooms are filled with natural light thanks to large windows that showcase spectacular views of the pool, shoreline, and lake beyond. A rare opportunity to enjoy waterfront living at an attainable price in a truly picturesque setting.

## Addendum

Some homes offer a place to live. Others offer a way of life.

Imagine starting your day with a cup of coffee on the balcony as the sun rises over the shimmering waters of Lake of Two Mountains. The only sounds are the gentle waves against the shoreline and the birds greeting a new day. Below, your pool sparkles in the morning light, while panoramic lake views stretch endlessly before you.

Set on a private 22,000 sq. ft. waterfront lot, this exceptional property invites you to slow down and enjoy every season.

Summer afternoons are spent paddleboarding from your own backyard, taking the Seadoo out for an evening ride, or relaxing

poolside while friends and family gather for a barbecue overlooking the water.

Inside, the home was thoughtfully rebuilt in the late 1980s to maximize its spectacular setting. The upper level is designed around the view, with expansive picture windows in the living and dining rooms framing the lake like a work of art. Every sunset becomes an event, painting the sky in brilliant shades of orange, pink, and gold thanks to the home's prized western exposure.

The walk-out ground level offers a peaceful retreat. Wake up in the primary bedroom and step directly through the patio doors to the pool deck for an early morning swim or a quiet moment by the water. Two additional bedrooms and a beautifully appointed bathroom with heated floors, separate tub, and shower provide comfort for family and guests alike.

The attached double garage connects to an incredible solarium that quickly becomes everyone's favourite room. Whether you're curled up with a good book, enjoying dinner with family, or entertaining friends long after the sun has set, this bright and inviting space allows you to enjoy the beauty of the outdoors in complete comfort. Above the garage, a versatile loft with its own full bathroom creates the perfect guest suite, home office, studio, or teenage retreat.

Equally impressive is the peace of mind this property provides. With no basement and no history of flooding, the home has remained protected, with water never reaching beyond the retaining wall.

Despite feeling like a private lakeside retreat, everyday conveniences are only minutes away. Excellent schools, including John Abbott College and MacDonald High School, are nearby, along with grocery stores, restaurants, cafés, shops, parks, and all the amenities offered by the Municipality of L'Île-Perrot. Highway access is remarkably convenient, and the commuter train is within walking distance make getting downtown simple. You can then return home each day to a setting that feels worlds away.

In the summer, stroll the charming boardwalk in Sainte-Anne-de-Bellevue, enjoy waterfront dining, meet friends for coffee, or simply watch the boats drift by.

This is more than a waterfront property. It's a front-row seat to nature's beauty, a gathering place for family and friends, and a lifestyle many dream about but few ever experience.

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

**Seller's Declaration**

Yes SD-90134

**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.



Back facade



Frontage



Frontage



Interior



Overall view



Office



Living room



Living room



Living room



Dining room



Dining room



Dining room



Kitchen



Kitchen



Powder room



Staircase



Family room



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Interior