



**Andres Pedriks**, Residential and Commercial Real Estate Broker  
**ROYAL LEPAGE ELITE**  
 Real Estate Agency  
 443, boul. Beaconsfield  
 Beaconsfield (QC) H9W 5Y1  
<http://www.mellorgroup.ca>

514-892-6547 / 514-697-9181  
 Fax : 514-697-9499  
[apedriks@royalpage.ca](mailto:apedriks@royalpage.ca)



**Centris No.** 19717587 (Active)



**\$2,950/month X 12 month(s)**

**354 Ch. du Bord-du-Lac-Lakeshore**  
**Pointe-Claire**  
**H9S 4L9**

**Region** Montréal  
**Neighbourhood** South West  
**Near** Pointe-Claire  
**Body of Water** Lac St Louis

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	Unknown, Historic
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>		<b>Reposess./Judicial auth.</b>	
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	No
<b>Lot Size</b>	34 X 109 ft	<b>File Number</b>	
<b>Lot Area</b>	4,459 sqft	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre</b>	2528127	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Zoning</b>			

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>		<b>Municipal</b>	Not issued	<b>Common Exp.</b>	
<b>Lot</b>		<b>School</b>	Not issued	<b>Electricity</b>	
<b>Building</b>		<b>Infrastructure</b>	Not issued	<b>Oil</b>	
		<b>Water</b>	Not issued	<b>Gas</b>	
		<b>Other</b>			
<b>Total</b>	Not issued	<b>Total</b>	Not issued	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	<b>8</b>	<b>No. of Bedrooms</b>	<b>3+0</b>	<b>No. of Bathrooms and Powder Rooms</b>	<b>1+1</b>
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
GF	Kitchen	14 X 13 ft	Wood	granite/island	
GF	Hall	7 X 4 ft	Wood		
GF	Dining room	12 X 11 ft	Wood		
GF	Living room	13.6 X 10 ft	Wood		
GF	Family room	21 X 9 ft	Wood	Could be bedroom	
2	Master bedroom	14.6 X 11 ft	Wood	Well fitted walk-in	
2	Bedroom	11.6 X 10 ft	Wood		
2	Bathroom	11 X 5 ft	Ceramic	with laundry	
<b>Additional Space</b>			<b>Size</b>		
Balcony			23 X 8 ft		

**Features**

<b>Sewage System</b>	Municipality
<b>Water Supply</b>	Municipality
<b>Foundation</b>	Poured concrete
<b>Roofing</b>	Sheet metal
<b>Siding</b>	Stucco
<b>Windows</b>	PVC
<b>Window Type</b>	Casement
<b>Energy/Heating</b>	Electricity
<b>Heating System</b>	Electric baseboard units
<b>Basement</b>	Unfinished
<b>Bathroom</b>	
<b>Washer/Dryer (installation)</b>	Bathroom (2nd level)
<b>Fireplace-Stove</b>	
<b>Kitchen Cabinets</b>	Melamine
<b>Equipment/Services</b>	Wall-mounted heat pump
<b>Restrictions/Permissions</b>	Smoking not allowed, Animals not allowed

**Rented Equip. (monthly)****Renovations****Pool****Parkg (total)** Driveway (2)**Driveway****Garage****Carport****Lot****Topography****Distinctive Features****Water (access)** Access (Lake), Navigable**View** View of the water**Proximity** Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, Highway, Hospital, Park, Public transportation**Building's Distinctive Features****Energy efficiency****Inclusions**

Fridge, stove, dishwasher, microwave, washer/dryer

**Exclusions**

Lawn care, snow removal, electricity

**Broker - Remarks**

Unobstructed and mesmerizing water views from this fully renovated yet historically noted, charming dollhouse. Huge covered porch. Large storage shed. Double car parking. Steps to old Pointe-Claire village, golf, yachting and much more.

**Seller's Declaration**

No

**Source****Notice of disclosure**

Yes

ROYAL LEPAGE ELITE, Real Estate Agency (Interest: Direct) (Interest: Indirect)