



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



\$2,175,000

20138 Ch. Lakeshore, Baie-d'Urfé, H9X 1P7

Centris No.

21044029 (Sold Nb. of Days 4)

Seller's Declaration

Yes

Property Type	Two or more storey	Occupancy	45 days PP/PR Accepted
Building Type	Detached	Deed of Sale Signature	45 days PP/PR Accepted
Year Built	Unknown	Lot Eval.	\$1,180,100 (2015)
Expected Delivery Date		Building Eval.	\$509,900 (2015)
Building Size	27 X 87 ft irr	Mun. Taxes	\$10,032 (2017)
Living Area		School Taxes	\$3,014 (2017)
Lot Size	90 X 358 ft irr	Date of Sale	2017-11-10
Lot Area	31,364.95 sqft	Selling Brokerage Firm	ROYAL LEPAGE ELITE
Cert. of Location	Yes (2017)		
Body of Water	Lac St Louis		



Rooms	11	Bedrooms	5+0	Bathrooms and Powder Rooms	3+1
Level	Room		Size	Floor Covering	
GF	Kitchen		27 X 12 ft	Wood	
GF	Dining room		18.6 X 15 ft	Carpet	
GF	Living room		24 X 18 ft	Carpet	
GF	Solarium/Sunroom		26 X 9.6 ft	Wood	
2	Primary bedroom		22 X 11.4 ft	Carpet	
2	Bedroom		14 X 13 ft	Carpet	
2	Bedroom		11 X 10.6 ft	Carpet	
2	Bedroom		15.6 X 11.9 ft	Wood	
2	Bedroom		13 X 11.4 ft	Wood	
2	Office		15.8 X 11.8 ft	Carpet	



Inclusions

Exclusions
 Alarm System, 3 light Fixtures(2 in solarium, 1 Kitchen bay window)



Sewage System	Septic tank	Heating System		Equip./Serv.
Water Supply	Municipality	Water (access)	Waterfront, Navigable	
Pool		Fireplace-Stove	No	Renovations
Parkg (total)				

Source: ROYAL LEPAGE ELITE, Real Estate Agency

2022-05-15 at 5:14 pm