



**Andres Pedriks**, Residential and Commercial Real Estate Broker  
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 Real Estate Agency  
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**Centris No.** 21044029 (Sold Nb. of Days 4)



**\$2,175,000**

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

**Region** Montréal

**Neighbourhood** East

**Near**

**Body of Water** Lac St Louis

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	Unknown
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	27 X 87 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 (2017)
<b>Lot Size</b>	90 X 358 ft irr	<b>File Number</b>	
<b>Lot Area</b>	31,364.95 sqft	<b>Occupancy</b>	45 days PP/PR Accepted
<b>Cadastre</b>	1558038 Quebec	<b>Deed of Sale Signature</b>	45 days PP/PR Accepted
<b>Zoning</b>	Residential	<b>Date of Sale</b>	2017-11-10

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2015	<b>Municipal</b>	\$10,032 (2017)	<b>Common Exp.</b>	
<b>Lot</b>	\$1,180,100	<b>School</b>	\$3,014 (2017)	<b>Electricity</b>	
<b>Building</b>	\$509,900	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$1,690,000	<b>Total</b>	\$13,046	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	11	No. of Bedrooms	5+0	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Kitchen	27 X 12 ft	Wood		
GF	Dining room	18.6 X 15 ft	Carpet		
GF	Living room	24 X 18 ft	Carpet	Fireplace-Stove.	
GF	Solarium/Sunroom	26 X 9.6 ft	Wood		
2	Master 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		
BA1	Playroom	29 X 27 ft	Tiles		

## Features

### Sewage System

Septic tank

### Water Supply

Municipality

### Foundation

Poured concrete

### Roofing

Asphalt shingles

### Siding

### Windows

### Window Type

### Energy/Heating

### Heating System

### Basement

### Bathroom

### Washer/Dryer (installation)

### Fireplace-Stove

### Rented Equip. (monthly)

### Renovations

### Pool

### Parkg (total)

### Driveway

### Garage

### Carport

### Lot

### Topography

### Distinctive Features

No rear neighbours

### Water (access)

Waterfront, Navigable

### View

Panoramic, View of the water

### Proximity

Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation, University

### Kitchen Cabinets

### Building's Distinctive

### Features

### Equipment/Services

### Energy efficiency

### Restrictions/Permissions

## Inclusions

## Exclusions

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

## Sale without legal warranty of quality, at the buyer's risk and peril

## Seller's Declaration

Yes SD-77462

## Source

ROYAL LEPAGE ELITE, 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.