



Rosetta Gentile, Real Estate Broker, on behalf of:

SellingMtl
KELLER WILLIAMS PRESTIGE
 Real Estate Agency
 101, rue Amherst
 Beaconsfield (QC) H9W 5Y7
 http://www.kwprestige.com

514-825-7953 / 514-426-0047
 Fax : 514-426-0048
 rosetta@sellingmtl.com



Centris® No. 14674111 (Active)



\$9,000/month X 1 year(s)

348 Ch. du Bord-du-Lac-Lakeshore
Pointe-Claire
H9S 4L7

Region Montréal
Neighbourhood South West
Near deBreslay
Body of Water St Lawrence

Property Type	Two or more storey	Year Built	1933
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	30 X 30 ft	Repossession	
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (1988)
Lot Size	79 X 144 ft irr	File Number	
Lot Area	11,194 sqft	Occupancy	10 days PP/PR Accepted
Cadastre	7 Ptie Bloc 12	Deed of Sale Signature	
Zoning	Residential		

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

Room(s) and Additional Space(s)					
No. of Rooms	11	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	vestibule	14 X 11 ft	Wood		
GF	Living room	22.4 X 18.9 ft irr	Wood	Fireplace-Stove.	
GF	Dining room	15.1 X 11.4 ft	Wood		
GF	Kitchen	20.9 X 12 ft irr	Wood		
GF	Butlers pantry	9.8 X 5.9 ft	Wood		
GF	Family room	15.9 X 13.4 ft	Tiles		
2	Master bedroom	20.11 X 17.1 ft	Wood	Fireplace-Stove.	
2	Bedroom	13.5 X 11.8 ft	Wood		
2	Bedroom	12.2 X 10.7 ft	Wood		
BA1	Family room	18.3 X 12.6 ft	Wood	Fireplace-Stove.	
BA1	Playroom	16.4 X 12.4 ft	Wood		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing		Parking	Garage (2)
Siding	Stone, Wood	Driveway	Paving stone
Windows		Garage	Attached, Double width or more
Window Type		Carport	
Energy/Heating		Lot	
Heating System	Forced air	Topograpy	
Basement	6 feet and more	Distinctive Features	No rear neighbours
Bathroom	Ensuite bathroom	Water (access)	Access, Waterfront
Washer/Dryer (installation)	Laundry Room (2nd level)	View	Panoramic, View of the water
Fireplace-Stove	Gas fireplace, Wood fireplace	Proximity	Commuter train, Cross-country skiing, Elementary school, Golf, High school, Highway, Park, Public transportation
Kitchen Cabinets	Wood	Building's Distinctive Features	
Equipment/Services		Energy efficiency	

Inclusions

All furnishings, snow removal, landscaping, alarm system monitoring.

Exclusions

Heating, electrical and propane consumption, telephone, internet, videotron, personal effects. The lessor shall have exclusive use of two storage rooms in the basement.

Broker - Remarks

Stunning fully furnished waterfront renovated Canadiana in the heart of Pointe Claire village. Featuring a gourmet kitchen with marble counters, center island and butlers pantry. Three fireplaces, stunning master bedroom with patio doors leading to private deck, inground salt water pool, stunning views, walk to everything. A must see :)

Addendum

Welcome to 348 Lakeshore road, Pointe Claire.

The quality of craftsmanship is immediately apparent a double granite brick driveway, cedar garage doors and fieldstone walkway which leads to a large Mahogany front door.

The property was designed to maximize water views from mostly all rooms. Featuring a large formal vestibule (14 X 11) which opens up to your sunken family room encompassed by windows overlooking the waterfront.

Large combined living and dining rooms also with water views and a wood burning fireplace in the living room.

Gourmet kitchen with center island, marble counters, butlers pantry and cozy dinette area.

The master bedroom is separated from the other bedroom by a small private breezeway. The spacious master bedroom features it's own sitting area, gas fireplace and a set of patio doors which lead out to a private upper level deck. Full en-suite bathroom of course with soaker tub, glass shower, vanity with limestone counters all on an Epi floor.

The upper level also features two other good size bedrooms, a full bathroom complete with marble & glass shower and a private laundry room as well.

The basement is comprised of family and playrooms plus a convenient walk out door leading out to the back yard.

The cozy family room features a fieldstone wall complete with gas fireplace and a recessed television unit on the other wall.

There is also a large playroom in the basement.

The backyard has a two tiered patio, concrete salt water pool with a large shaded area to sit on those hot sunny days. All this with approximately 100 linear feet of frontage and stunning panoramic water views.

Located one block from Pointe Claire village. This is a rare jewel in a platinum setting.

Possibility of a shorter term lease (8 to 9 months).

Seller's Declaration

No

Source

PROFUSION IMMOBILIER INC., Real Estate Agency
KELLER WILLIAMS PRESTIGE, Real Estate Agency