



\$3,890,000

946 Ch. du Bord-du-Lac-Lakeshore**Dorval****H9S 2C5****Region** Montréal**Neighbourhood** South West**Near** Ave Brunet**Body of Water** Lac Saint-Louis

Property Type	Two or more storey	Year Built	2007
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Repossess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size	41.99 X 66.78 m irr	File Number	
Lot Area	2 255.4 sqm	Occupancy	60 days PP/PR Accepted
Cadastre	4325081	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2021	Municipal	\$18,000 (2024)	Common Exp.	
Lot	\$2,075,000	School	\$3,554 (2024)	Electricity	
Building	\$2,022,700	Infrastructure		Oil	\$9,260
		Water		Gas	
Total	\$4,097,700 (94.93%)	Total	\$21,554	Total	\$9,260

Room(s) and Additional Space(s)

No. of Rooms	18	No. of Bedrooms (above ground + basement)	5+1	No. of Bathrooms and Powder Rooms	4+2
Level	Room	Size	Floor Covering	Additional Information	
GF	Kitchen	4.22 X 5.92 m	Ceramic		
GF	Living room	6.4 X 6.65 m irr	Wood		
GF	Dinette	5.13 X 4.78 m	Ceramic		
GF	Family room	5.33 X 5.99 m	Wood		
GF	Powder room	1.5 X 2.44 m	Ceramic		
GF	Playroom	5.46 X 4.8 m	Wood		
2	Primary bedroom	5.69 X 5.82 m	Wood		
2	Bathroom	5.18 X 2.18 m	Ceramic		
2	Bedroom	5.89 X 4.75 m	Wood		
2	Bedroom	4.65 X 5.74 m	Wood		
2	Bathroom	3.76 X 5.79 m	Ceramic		
2	Bedroom	6.71 X 4.55 m	Wood		
2	Bedroom	4.95 X 3.66 m	Wood		
2	Bathroom	4.32 X 2.87 m	Ceramic		
BA1	Family room	6.02 X 9.02 m	Wood		
BA1	Bedroom	2.69 X 5 m	Wood		
BA1	Bathroom	1.5 X 3.38 m	Ceramic	ensuite	
BA1	Playroom	6.6 X 6.25 m irr	Wood		
BA1	Den	6.38 X 4.67 m	Wood		

BA1	Laundry room	3.91 X 1.88 m	Ceramic	
BA1	Solarium/Sunroom	15.67 X 7.14 m	Ceramic	Indoor Pool
BA1	Bathroom	4.27 X 4.98 m	Ceramic	
BA1	Wine cellar	2.24 X 2.95 m	Ceramic	
Additional Space			Size	
Garage			6.35 X 10.03 m	
storage			1.83 X 10.03 m	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Inground
Roofing	Asphalt shingles	Parkg (total)	Driveway (5), Garage (4)
Siding		Driveway	Paving stone
Windows		Garage	Attached, Built-in, Double width or more
Window Type		Carport	
Energy/Heating	Electricity, Heating oil	Lot	
Heating System	Forced air	Topography	
Basement	Finished basement, Outdoor entrance	Distinctive Features	No rear neighbours
Bathroom	Ensuite bathroom	Water (access)	Access (Lake), Waterfront (Lake), Navigable
Washer/Dryer (installation)		View	Panoramic, View of the water
Fireplace-Stove		Proximity	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Private balcony, Private yard, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

appliances

Exclusions

Chandeliers, curtains, rods

Remarks

This Dorval waterfront home features 5+1 bedrooms and 4+2 bathrooms, with all upstairs bedrooms having an ensuite or Jack and Jill bathroom. It boasts wood and ceramic floors throughout, a huge 4-car garage, and a walk-out basement complete with a playroom, cinema room/studio, indoor pool, laundry area, and yard access. This property offers a unique opportunity to transform it into your dream home with some love and care.

Addendum

Waterfront Property in Dorval - ready for your personal touch.

This spacious Dorval home offers generous living space with stunning water views. Featuring 5+1 bedrooms and 4+2 bathrooms, this home is designed for ultimate comfort and elegance, come make it your own!

Main Features:

- **Bedrooms:** All 5 bedrooms have ensuite bathrooms, ensuring privacy and convenience.
- **Bathrooms:** Four full bathrooms and two half-bathrooms.
- **Hardwood Floors:** Elegant hardwood floors throughout the home add warmth and sophistication.

- **Designer Kitchen:** A state-of-the-art kitchen with integrated appliances, granite countertops, and an eat-in area perfect for family gatherings.
- **Grand Staircase:** A striking staircase that serves as the centerpiece of the home, leading to generously sized rooms.
- **Vast Entrance:** A spacious and welcoming entrance that sets the tone for this luxurious property with water views from the minute you walk through the door.

Lower Level:

- **Huge Walk-Out Basement:** A versatile space that includes an indoor pool, cinema room, and direct access to the yard, perfect for entertaining or relaxing.

This home combines luxury with practical amenities, offering a perfect blend of comfort and style in a sought-after Dorval location. Don't miss the opportunity to make this stunning property your own.

Sale with exclusion(s) of legal warranty : This sale is made without any legal warranty of quality, at the buyer's own risk.

Seller's Declaration

Yes SD-75756

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.