



Mario Conte  
Delivering the Impossible  
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**Montréal (L'Île-Bizard/Sainte-Geneviève)-1967, Ch. du Bord-du-Lac**

**\$995,000**



**1967, Ch. du Bord-du-Lac, Montréal (L'Île-Bizard/Sainte-Geneviève), H9E1A6**

ULS : 18472206

[VISITE DE LA PROPRIÉTÉ](#)

Exquisite Executive Cottage Nestled in the heart of Île-Bizard's prestigious waterfront community, this stunning executive-style cottage offers an unparalleled blend of timeless elegance, modern comfort, and larger relaxing backyard. Designed for refined living, this custom-built residence exudes charm and sophistication, making it an exceptional retreat for discerning buyers.

## INFORMATIONS DÉTAILS

### PROPRIÉTÉ EN VEDETTE

Chambre en vedette	5
Salle de bain en vedette	2
Salle d'eau en vedette	1
Garage en vedette	1
Piscine Vedette	Heated , Inground

### Financiers

#### Taxes

Municipale	\$4,987.00
École	\$517.00
Total	\$5,504.00

### ADDENDA

Sophisticated Architecture -- Featuring a classic yet contemporary cottage-style design, this home boasts high ceilings, oversized windows, and an open-concept layout, maximizing natural light and scenic views.

Spacious Living Areas -- The expansive living and dining spaces are ideal for entertaining, with a cozy fireplace, gleaming hardwood floors, and exquisite craftsmanship throughout.

Gourmet Chef's Kitchen -- A dream for culinary enthusiasts, this high-end kitchen is equipped with premium stainless steel appliances, quartz countertops, custom cabinetry, and a large central island -- perfect for gathering with family and friends.

Luxurious Bedrooms & Bathrooms -- The primary suite is a true sanctuary, featuring a private balcony overlooking the water, a spa-like ensuite bathroom with a soaking tub, and a walk-in closet. Additional generously sized bedrooms offer comfort and privacy for family or guests.

Professionally Landscaped Grounds -- Step outside to an expansive backyard oasis, complete with a stone patio, lush greenery, and direct water access -- an entertainer's dream and a peaceful retreat all in one.

Prime Location -- Close to Top Schools, Parks & Amenities  
Located in the sought-after Île-Bizard area, this home provides the perfect balance of tranquility and convenience.

Nearby Schools:

École Jonathan-Wilson (French primary school -- highly rated)

Terry Fox Elementary School (English elementary -- Lester B. Pearson School Board)

École secondaire Des Sources (French secondary school -- excellent academic reputation)

École primaire Sainte-Geneviève (Catholic French school nearby)

Parks & Outdoor Recreation:

Bois-de-l'Île-Bizard Nature Park (hiking, cycling, birdwatching, cross-country skiing)

Parc Eugène-Dostie (playgrounds, sports fields, green spaces)

Parc-nature du Cap-Saint-Jacques (Montreal's largest nature park, beaches, hiking trails, picnic areas)

Île-Bizard Golf Courses (Club de Golf Saint-Raphaël, Elm Ridge Country Club, Golf Royal Montreal -- all just minutes away!)

Convenient Amenities:

Grocery Stores: IGA, Metro, and Super C within a short drive

Shopping & Retail: Fairview Pointe-Claire, local boutiques, pharmacies, and banking services nearby

Restaurants & Cafés: Charming local dining spots and gourmet restaurants

Public Transit & Accessibility: Quick access to Highway 40, Île-Bizard Bridge, and future REM station for easy commuting

A Rare Opportunity

This prestigious waterfront property at 1967 Ch. du Bord-du-Lac is a true gem, offering luxury, serenity, and an unbeatable lifestyle.

For more information or to schedule a private viewing, contact Mario Conte today!

## Détails du bâtiment et intérieur de la propriété

Catégorie de propriété

Residential

Taille

Année de construction 1986

Number of Rooms 13

Garage Attached

## Caractéristiques du terrain et extérieur

Dimensions du terrain 120 ft x 120 ft

Superficie du terrain 13,069 SF

Stat. (total) Carport , 4 , Garage , 2

Piscine Heated , Inground

Proximité Highway , Daycare centre , Bicycle path , Elementary school , High school

## DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room	1st level/Ground floor	25.7x12.7 ft	Wood	
Family room	1st level/Ground floor	20.5x13.1 ft	Wood	solarium
Kitchen	1st level/Ground floor	25.0x12.5 ft	Ceramic tiles	island and dinette
Dining room	1st level/Ground floor	12.6x12.5 ft	Wood	
Hallway	1st level/Ground floor	9.5x9.5 ft	Ceramic tiles	
Master bedroom	2nd floor	18.8x13.0 ft	Wood	ensuite walk in
Bedroom	2nd floor	13.5x11.2 ft	Wood	
Bedroom	2nd floor	12.8x11.5 ft	Wood	
Bathroom	2nd floor	10.5x8.8 ft	Ceramic tiles	
Playroom	Basement	24.5x12.6 ft	Ceramic tiles	
Bedroom	Basement	12.3x12.5 ft	Ceramic tiles	
Bedroom	Basement	25.5x12.3 ft	Ceramic tiles	
Home office	Basement	21.4x17.5 ft	Ceramic tiles	

## Caractéristiques

Système de chauffage	Air circulation
Approvisionnement en eau	Municipality
Système d'égout	Sealed septic tank
Zonage	Residential
Sous-sol	6 feet and over , Separate entrance , Finished basement
Allée	Plain paving stone

## INCLUSIONS & EXCLUSIONS

Inclusions	All electrical fixtures, all window dressings , wine fridge, sump pump , septic tanks, fridge , dishwasher, stove, washer and dryer . All is Donated on an AS IS Basis , included in sale with NO legal warranty , washer and dryer.
Exclusions	Complete Back up Battery system VEVOR for sump pump . Camera system.

