



Shapoor Hoghooghi, Residential and Commercial Real Estate Broker
BLVD IMMOBILIER
 Real Estate Agency
 6600, Rte Transcanadienne #203
 Pointe-Claire (QC) H9R 4S2
 http://www.shapoorhoghooghi.com

514-295-8787 / 514-575-7984
 Office : 514-944-2583
 brokers@shapoorhoghooghi.com



Centris No. 10729379 (Active)

[See all pictures](#)



\$3,800,000

4980 Boul. Lalande
Montréal (Pierrefonds-Roxboro)
H8Y 1V8

Region Montréal
Neighbourhood Pierrefonds/East
Near Bayview

Body of Water Prairies

Property Type	Bungalow	Year Built	1947
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	47 X 88 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area	2,377 sqft	Cert. of Loc.	Yes (2025)
Lot Size	110 X 237 ft irr	File Number	
Lot Area	49,319 sqft	Occupancy	30 days PP/PR
Cadastre	1899860	Deed of Sale Signature	Accepted
Zoning	Residential		30 days PP/PR
			Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$10,057 (2025)	Common Exp.	
Lot	\$1,489,100	School	\$1,250 (2025)	Electricity	
Building	\$230,700	Infrastructure		Oil	
		Water		Gas	
Total	\$1,719,800 (220.96%)	Total	\$11,307	Total	

Room(s) and Additional Space(s)					
No. of Rooms	20	No. of Bedrooms (above ground + basement)	3+2	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Kitchen	17.2 X 10.9 ft	Linoleum		
GF	Dining room	13.10 X 11.3 ft	Wood		
GF	Hall	13.5 X 6.4 ft	Wood		
GF	Living room	24.5 X 21.1 ft irr	Wood		
GF	Family room	13.11 X 27.4 ft	Wood		
GF	Primary bedroom	17.9 X 12.1 ft	Wood		
GF	Bedroom	9.11 X 11.9 ft	Wood		
GF	Bedroom	12.4 X 11.9 ft irr	Carpet		ensuit
GF	Powder room	2.10 X 4.10 ft	Ceramic		
GF	Bathroom	11.8 X 6.11 ft	Carpet		
BA1	Laundry room	10.6 X 7.9 ft	Flexible floor coverings		

BA1	Kitchen	11.5 X 7.7 ft	Flexible floor coverings
BA1	Family room	21.5 X 26 ft irr	Flexible floor coverings
BA1	Bedroom	7.11 X 11.2 ft irr	Carpet
BA1	Bedroom	10.7 X 10.2 ft	Carpet
BA1	Walk-in closet	4.11 X 6.2 ft	Carpet
BA1	Bathroom	6.1 X 9 ft irr	Ceramic
BA1	Cellar/Cold room	9.8 X 5.10 ft	Concrete
BA1	Storage	10.3 X 4.2 ft	Flexible floor coverings
BA1	Storage	7.2 X 5.9 ft	Flexible floor coverings
BA1	Workshop	22.10 X 11.1 ft irr	Concrete
BA1	Workshop	26.8 X 13.9 ft irr	Concrete

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing		Parkg (total)	Driveway (8), Garage (1)
Siding	Stone, Stucco	Driveway	
Windows	Aluminum	Garage	Built-in
Window Type	Guillotine, Sliding	Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Partially finished	Distinctive Features	
Bathroom		Water (access)	Waterfront (River)
Washer/Dryer (installation)		View	View of the water
Fireplace-Stove	Wood fireplace	Proximity	Daycare centre, Elementary school, High school, Highway, Metro, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity		Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Piano, all appliances currently on the premises

Exclusions

Remarks

Located on an expansive 49,000 sq. ft. lot with water views, this spacious home offers generous room sizes and unique architectural features. The living room features a cathedral ceiling, and iron doors open to a large family room with paneled walls and a cathedral ceiling. A formal dining room and a kitchen with a banquette breakfast area complete the main living spaces.

Addendum

The main level includes three bedrooms, a family bathroom, and a powder room attached to the third bedroom.

The finished basement offers two additional bedrooms, a bathroom, a kitchen, laundry room, ample storage, a family room, and a large workshop with exterior access, providing flexible space for a variety of uses.

Exceptional corner lot with water views, offering outstanding potential for sub division or the renovation of a distinctive bungalow. Ideally located in central area, this property presents a rare opportunity for redevelopment or value add project. (subject to municipal approvals and applicable regulations).

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

Seller's Declaration

Yes SD-94655

Source

BLVD IMMOBILIER, 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.



Frontage



Frontage



Exterior



Living room



Living room



Living room



Family room



Family room



Family room



Family room



Family room



Dining room



Dining room



Kitchen



Kitchen



Primary bedroom



Primary bedroom



Bathroom



Bedroom



Bedroom



Ensuite bathroom



Hall



Basement



Basement