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**Centris® No.** 19244015 (Active)



**\$399,000**

**405 Av. Lepage  
 Dorval  
 H9S 3G1**

**Region** Montréal  
**Neighbourhood** South West  
**Near** 6e Avenue

**Body of Water**

<b>Property Type</b>	Split-level	<b>Year Built</b>	1957
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	34.11 X 42 ft	<b>Repossession</b>	
<b>Living Area</b>	1,596 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2017)
<b>Lot Size</b>	61 X 92 ft	<b>File Number</b>	
<b>Lot Area</b>	5,615 sqft	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre</b>	1521661	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2017	<b>Municipal</b>	\$2,766 (2017)	<b>Common Exp.</b>	
<b>Lot</b>	\$161,800	<b>School</b>	\$652 (2017)	<b>Electricity</b>	
<b>Building</b>	\$242,900	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$404,700	<b>Total</b>	\$3,418	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	<b>8</b>	<b>No. of Bedrooms</b>	<b>4+0</b>	<b>No. of Bathrooms and Powder Rooms</b>	<b>2+1</b>
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
GF	Family room	15 X 10.6 ft	Wood		
2	Living room	17 X 13 ft	Wood		
2	Dining room	17 X 8.6 ft	Wood		
2	Kitchen	17 X 8 ft	Linoleum		
3	Master bedroom	11 X 15 ft	Wood		
3	Bedroom	15 X 9.6 ft	Wood		
3	Bedroom	11 X 8 ft	Wood		
3	Bedroom	9 X 9 ft	Wood		
BA1	Playroom	16 X 17 ft	Tiles		
BA1	Storage	16 X 12 ft	Concrete		
<b>Additional Space</b>			<b>Size</b>		
Garage			26 X 11 ft		

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Concrete blocks, Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parking</b>	Driveway (2), Garage (1)
<b>Siding</b>	Aluminum, Brick	<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	Built-in, Single width
<b>Window Type</b>	Casement	<b>Carport</b>	
<b>Energy/Heating</b>	Dual energy, Electricity, Heating oil	<b>Lot</b>	
<b>Heating System</b>	Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Partially finished	<b>Distinctive Features</b>	
<b>Bathroom</b>	Ensuite bathroom	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Furnace room (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>		<b>Proximity</b>	Commuter train, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>	Wood	<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Central heat pump	<b>Energy efficiency</b>	

## Inclusions

Fridge, stove, washer, dryer, dishwasher

## Exclusions

None

## Broker - Remarks

Do not miss this great opportunity to live in a 4 bedroom split level in a great neighbourhood. Long time owner has maintained this home but it is ready for some updating.

## Addendum

This home offers:

At street level: entrance hall with door to the large single garage with workshop area, powder room and bright den or office with door to garden

Down to large playroom and utility room & laundry area

Up to huge open living and dining area which asks to be opened up to the kitchen

Functional pullman kitchen with door to deck and back yard

Up to bedroom level... master bedroom with shower ensuite & 3 good sized bedrooms and family bathroom

Roof 2011

Recent windows

Oak floors

Private hedged garden

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

## Seller's Declaration

Yes SD-76359

**Source**

IMMEUBLES DEAKIN REALTY, 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.



Exterior



Hall



Hall



Living room



Dining room



Kitchen



Kitchen



Kitchen



Powder room



Staircase



Master bedroom



Master bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom





**Bathroom**



**Backyard**



**Backyard**



**Backyard**



**Street**