IMMEUBLES DEAKIN REALTY
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Centris No. 17145976 **(Active)**

[See all pictures](#)

$799,000

101 Rue Dorset
Baie-d'Urfé
H9X 2Z5

Region	Montréal
Neighbourhood	West
Near	Bedford
Body of Water	

Property Type	Bungalow	**Year Built**	1956
Building Type	Detached	**Expected Delivery Date**	
Intergenerational		**Seasonal**	
Building Size	51 X 26 ft	**Reposess./Judicial auth.**	No
Living Area		**Trade possible**	
Building Area		**Cert. of Loc.**	No
Lot Size	150 X 100 ft	**File Number**	
Lot Area	14 999.5 sqft	**Occupancy**	17 days PP/PR Accepted
Cadastre	1557362	**Deed of Sale Signature**	15 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment

Year	2026
Lot	$522,600
Building	$219,200
Total	$741,800 (107.71%)

Taxes (annual)

Municipal	$3,186 (2026)
School	$554 (2026)
Infrastructure	
Water	
Total	$3,740

Expenses/Energy (annual)

Common Exp.	
Electricity	
Oil	
Gas	
Total	

Room(s) and Additional Space(s)

No. of Rooms 6 **No. of Bedrooms (above ground + basement)** 3+2 **No. of Bathrooms and Powder Rooms** 2+0

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	20 X 13 ft		
GF	Kitchen	13.6 X 11.8 ft		
GF	Dining room	12 X 9.6 ft		
GF	Primary bedroom	14 X 11 ft		
GF	Bedroom	11 X 9 ft		
GF	Bedroom	11.6 X 11.6 ft		
BA1	Bedroom	16.6 X 11.6 ft		
BA1	Bedroom	11.6 X 11.6 ft		
BA1	Family room	25.6 X 16 ft		
BA1	Storage	22.6 X 11.8 ft		

Features

Sewage System	Septic tank	**Rented Equip. (monthly)**	Water heater - 1 ($18)
Water Supply	Municipality	**Renovations**	
Foundation	Poured concrete	**Pool**	
Roofing	Asphalt shingles	**Parkg (total)**	Driveway (4)
Siding	Aluminum	**Driveway**	Asphalt
Windows		**Garage**	
Window Type		**Carport**	
Energy/Heating	Dual energy, Electricity, Heating oil	**Lot**	Fenced
Heating System	Forced air	**Topography**	Flat
Basement	6 feet and more, Finished basement	**Distinctive Features**	
Bathroom		**Water (access)**	
Washer/Dryer (installation)	Laundry room (Basement 1)	**View**	
Fireplace-Stove	Wood fireplace	**Proximity**	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, Highway, Park, Public transportation
Kitchen Cabinets		**Building's Distinctive Features**	
Property/Unit Amenity		**Energy efficiency**	
Restrictions/Permissions		**Mobility impaired accessible**	
Pets			

Inclusions

Dishwasher, fridge, stove, washer, dryer

Exclusions

Water heater is rented

Addendum

Welcome to 101 Dorset in Baie-D'Urfé, across the street from the green space at Dorset Elementary School. Set on a 15,000 sq. ft. lot with mature trees and a generous backyard, this bungalow offers plenty of room to spread out.

The bright main floor features hardwood floors, a spacious living room with a fireplace, an adjoining dining room, and a kitchen overlooking the greenery. Three bedrooms and a renovated bathroom complete this level.

The finished basement adds a family room, space for a home office, a second bathroom, laundry, two additional rooms currently used as bedrooms, and a large storage room. Its generous windows bring in natural light. Basement bedroom windows may not meet current egress standards; buyers should verify their intended use.

Visits begin Saturday, October 3, with an open house Sunday, October 4. Please ask your broker to schedule a visit and request the floor plans.

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

Seller's Declaration

Yes SD-06178

The deeds are in the seller's possession since 2008, AG 07261

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.