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**Centris® No.** 23176879 (Active)



**\$749,000**

**125 Boul. Neptune**  
**Dorval**  
**H9S 2L3**

**Region** Montréal  
**Neighbourhood** South West  
**Near** Lakeshore  
**Body of Water** Lake St-Louis

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1988
<b>Building Type</b>	Semi-detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	38.3 X 43.3 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>	2,100 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2010)
<b>Lot Size</b>	86.2 X ft irr	<b>File Number</b>	
<b>Lot Area</b>	6,366.85 sqft	<b>Occupancy</b>	120 days PP/PR Accepted
<b>Cadastre</b>	1522227	<b>Deed of Sale Signature</b>	120 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2019	<b>Municipal</b>	\$4,440 (2019)	<b>Common Exp.</b>	
<b>Lot</b>	\$236,000	<b>School</b>	\$1,058 (2019)	<b>Electricity</b>	
<b>Building</b>	\$388,500	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$624,500	<b>Total</b>	\$5,498	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	<b>6</b>	<b>No. of Bedrooms</b>	<b>3+1</b>	<b>No. of Bathrooms and Powder Rooms</b>	<b>2+2</b>
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
GF	Living room	17.6 X 16 ft	Wood	Fireplace-Stove.	
GF	Kitchen	21.1 X 22.6 ft	Wood		
GF	Dining room	15 X 12.9 ft	Wood		
2	Master bedroom	17.8 X 13.6 ft	Wood	+ ensuite and walk-in	
2	Bedroom	13 X 13 ft	Wood		
2	Bedroom	12.6 X 13 ft	Wood		
BA1	Playroom	10 X 10 ft	Wood		
BA1	Bedroom	10 X 10 ft	Parquetry		
<b>Additional Space</b>			<b>Size</b>		
Garage			20 X 20 ft		

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	Propane tank (\$12)
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parking</b>	Driveway (4), Garage (2)
<b>Siding</b>	Stucco	<b>Driveway</b>	Double width or more, Paving stone
<b>Windows</b>		<b>Garage</b>	Built-in, Double width or more
<b>Window Type</b>	Casement	<b>Carpport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement, Outdoor entrance	<b>Distinctive Features</b>	
<b>Bathroom</b>	Ensuite bathroom	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Powder room (Basement 1)	<b>View</b>	View of the water
<b>Fireplace-Stove</b>	Gas stove, Wood fireplace	<b>Proximity</b>	Bicycle path, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>	Wood	<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Central air conditioning, Electric garage door opener, Alarm system	<b>Energy efficiency</b>	

## Inclusions

Gas stove, dishwasher, double oven, blinds, central vacuum

## Exclusions

Kitchen fridge, fridge in garage, washer & dryer, bathroom mirrors

## Broker - Remarks

Country lakefront living mixed with contemporary design and convenience. Steps from Lake St Louis, this home offers comforts of modern construction while retaining the vintage cottage charm of Dorval south. Designed by renowned historical architect Julia Gersovitz, this custom home was laid out in order to maximize water views and light.

## Addendum

Large chef's kitchen featuring gas range, double oven and island with seating. Cozy dinette and patio doors out to deck and private garden - all with south views onto the water. Spacious dining room cross hall from elegant living room with wood burning fireplace. High ceilings, crown mouldings and hard wood floors throughout.

2nd floor with 3 large bedrooms and recently remodelled family bathroom. Wake up and see the lake from master suite with large walk-in and renovated ensuite bathroom (heated floors and double vanity)

Cozy finished basement with playroom bedroom and powder room - large windows and lots of natural light. Landscaped grounds, walkway and driveway - 2 car garage. Turn key home offering a quality of life like no other.

Notable features and updates:

- New roof structure and shingles 2014 (Insulation/soffits/fascia)
- New windows (2014)
- Landscaping: front walkway & driveway (uni-stone)
- Ensuite and family bathroom fully renovated

## Sale with legal warranty

## Seller's Declaration

Yes SD-18961

## 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.