

Centris No. 19618845 (Active)



\$2,900/month X 12 month(s)

**101 Rue Dorset
Baie-d'Urfé
H9X 2Z5**

Region Montréal
Neighbourhood West
Near Victoria
Body of Water

Property Type	Bungalow	Year Built	1956
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	50 X 25 ft	Reposess./Judicial auth.	
Living Area		Trade possible	
Building Area		Cert. of Loc.	
Lot Size	150 X 100 ft	File Number	
Lot Area	15,000 sqft	Occupancy	2022-10-07
Cadastre	1557362	Deed of Sale Signature	
Zoning	Residential		

Municipal Assessment	Taxes (annual)	Expenses/Energy (annual)
Year	Municipal	Common Exp.
Lot	School	Electricity
Building	Infrastructure	Oil
	Water	Gas
Total	Total	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	18 X 13 ft	Wood	Fireplace-Stove.	
GF	Dining room	12.1 X 9.6 ft	Wood		
GF	Kitchen	12.8 X 11.8 ft	Tiles		
GF	Primary bedroom	13.9 X 11 ft	Wood		
GF	Bedroom	14 X 9.2 ft	Wood		
GF	Bedroom	10.9 X 8.9 ft	Wood		
BA1	Playroom	25.5 X 11.3 ft	Laminate floor		
BA1	Bedroom	16.5 X 11 ft	Laminate floor		
BA1	Bedroom	11.11 X 9 ft	Laminate floor		

Features			
Sewage System	Septic tank	Rented Equip. (monthly)	
Water Supply		Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4)
Siding		Driveway	Asphalt, Double width or more
Windows		Garage	
Window Type		Carport	
Energy/Heating	Dual energy	Lot	
Heating System	Forced air	Topography	
Basement	Finished basement	Distinctive Features	

Bathroom	Separate shower	Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, Highway, Park, Public transportation, University
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central heat pump	Energy efficiency	
Restrictions/Permissions	Smoking not allowed		

Inclusions

Dishwasher, snow removal of driveway, lawn maintenance, Fridge, stove, washer, dryer

Exclusions

oil, electricity, water tax based on consumption

Broker - Remarks

Renovated bungalow available for rent in sought after Baie-D'Urfé. Steps from Dorset elementary school, short walk to Lakeshore drive and easy access to highway 20, John Abbot College, McGill's MacDonald campus, and shopping.

Seller's Declaration

No

Owner

Mamadou Toure (E)
572 40th Ave
Lasalle H8P 2X6

Representative

Listing Broker(s)

IMMEUBLES DEAKIN REALTY
Real Estate Agency
514-695-2575
info@deakinrealty.ca
http://www.deakinrealty.ca

Rebecca Lewis
Residential and Commercial Real Estate Broker
514-518-3388
rebecca@deakinrealty.ca
http://www.deakinrealty.ca

Compensation to Selling Broker		Broker's Declaration	No
Sale		Contract-Sale	
Rental	0.5 months	Contract-Rental	15547
Extra Comp. Rental (Renewal)		Listing on the Internet	Yes
Date of Contract Signature	2022-07-28	Last Price	\$2,900/month X 12month(s)
Expiration Date	2022-12-15	Previous Price	
Appointment Info	24-hour minimum notice, Lock box	Original Price	\$2,900/month
Name of the person to contact			
Telephone for Appointment			
Info Selling Broker	Commission to be adjusted accordingly to reflect 0.5, half of one months rent for collaborating broker. Current tenant resides in dwelling but will accommodate visits Monday-Thursday 3-5pm. Property available as of October 7, 2022		



Frontage



Frontage



Exterior entrance



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bathroom



Playroom



Playroom



Bedroom



Bedroom



Bathroom



Backyard



Backyard



Backyard



Nearby