



Nancy Kemp Deakin, Certified Residential and Commercial Real Estate Broker
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Centris No. 23477776 (Active)



\$765,000

2216 Rue des Malards
Vaudreuil-Dorion
J7V 9P2

Region Montérégie
Neighbourhood Dorion
Near Ave de la Canardière
Body of Water

Property Type	Bungalow	Year Built	2001
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	43.3 X 42.1 ft irr	Reposess./Judicial auth.	No
Living Area	1,400 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2012)
Lot Size	68.11 X 115.6 ft	File Number	
Lot Area	7,881.33 sqft	Occupancy	2022-12-01
Cadastre	2 438 126	Deed of Sale Signature	2022-12-01
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2022	Municipal	\$3,827 (2022)	Common Exp.	
Lot	\$207,100	School	\$426 (2022)	Electricity	
Building	\$339,400	Infrastructure		Oil	
		Water		Gas	
Total	\$546,500	Total	\$4,253	Total	

Room(s) and Additional Space(s)					
No. of Rooms	6	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	14.6 X 12.6 ft	Wood		
GF	Dining room	13.7 X 13.6 ft	Wood		
GF	Kitchen	11 X 12 ft	Ceramic		
GF	Primary bedroom	14 X 12.1 ft	Wood		
GF	Bedroom	12 X 10 ft	Wood		
GF	Bedroom	10 X 10 ft	Wood		
BA1	Playroom	25 X 15 ft	Laminate floor	Fireplace-Stove.	
BA1	Office	12 X 10 ft	Wood	or guest bedroom	
Additional Space			Size		
Garage			12 X 20 ft		

Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	

Foundation	Poured concrete	Pool	Heated, Inground, salt
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (1)
Siding	Brick	Driveway	Asphalt, Double width or more
Windows		Garage	Attached, Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	Bordered by hedges, Landscaped
Heating System	Electric baseboard units	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Separate shower	Water (access)	
Washer/Dryer (installation)	Bathroom (Basement 1)	View	
Fireplace-Stove	Wood stove	Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Air exchange system, Wall-mounted heat pump	Energy efficiency	
Restrictions/Permissions			

Inclusions

Dishwasher, pool equipment & accessories, garage door opener, all light fixtures

Exclusions

None

Broker - Remarks

This custom-built bungalow, built in 2001, has been meticulously maintained and updated by the original owners. Don't miss this opportunity to live in a turn-key home in a great neighbourhood with easy access to all services.

Addendum

From the spacious entry hall, you step up to the bright open concept living & dining rooms, which open to the extended and renovated kitchen (2008). Door from the kitchen to the decks and beautifully landscaped private backyard with an in-ground salt-water pool. Main floor offers 3 bedrooms, including a large principal bedroom and family bath. Well finished basement level with huge family room with wood fireplace, an additional office/guest room, full bath, and lots of storage. Garage is used by the present owner as his workshop, with recently added garage flooring.

Sale with legal warranty

Seller's Declaration

Yes SD-03970

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.