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Centris No. 16963560 (Active)



\$575,000

391 Av. Touzin

Dorval

H9S 2N3

Region Montréal

Neighbourhood South West

Near Herron

Body of Water

Property Type Bungalow
Building Type Detached
Intergenerational
Building Size 40 X 26.7 ft
Living Area 1,060 sqft
Building Area
Lot Size 64 X 85 ft
Lot Area 5,614.45 sqft
Cadastre 1522785
Zoning Residential

Year Built 1953
Expected Delivery Date
Seasonal
Reposess./Judicial auth. No
Trade possible
Cert. of Loc. Yes (2022)
File Number
Occupancy 2022-12-30
Deed of Sale Signature 2022-12-30

Municipal Assessment

Year 2022
Lot \$313,000
Building \$250,000

Taxes (annual)

Municipal \$2,191 (2022)
School \$372 (2022)
Infrastructure
Water

Expenses/Energy (annual)

Common Exp.
Electricity
Oil
Gas

Total \$563,000 **Total** \$2,563 **Total**

Room(s) and Additional Space(s)

No. of Rooms 6 **No. of Bedrooms (above ground + basement)** 3+1 **No. of Bathrooms and Powder Rooms** 2+0

| Level | Room | Size | Floor Covering | Additional Information |
|-------|-----------------|---------------|----------------|------------------------|
| GF | Living room | 18 X 14 ft | Wood | |
| GF | Dining room | 8 X 9.6 ft | Wood | |
| GF | Kitchen | 14 X 12.6 ft | Laminate floor | |
| GF | Primary bedroom | 11 X 12 ft | Wood | |
| GF | Bedroom | 11 X 10 ft | Wood | |
| GF | Bedroom | 9 X 9.6 ft | Wood | |
| BA1 | Playroom | 14 X 26 ft | Laminate floor | |
| BA1 | Bedroom | 9 X 11.6 ft | Laminate floor | |
| BA1 | Office | 8.6 X 11.6 ft | Laminate floor | |
| BA1 | Laundry room | 9 X 13.6 ft | Ceramic | |

Features

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

| | | | |
|------------------------------------|------------------------------------|--|--|
| Foundation | Poured concrete | Pool | |
| Roofing | Asphalt shingles | Parkg (total) | Driveway (3), Garage (1) |
| Siding | Brick | Driveway | Asphalt |
| Windows | | Garage | Detached, Single width |
| Window Type | | Carport | |
| Energy/Heating | Electricity | Lot | |
| Heating System | Forced air | Topography | |
| Basement | 6 feet and more, Finished basement | Distinctive Features | |
| Bathroom | | Water (access) | |
| Washer/Dryer (installation) | Bathroom (Basement 1) | View | |
| Fireplace-Stove | | Proximity | Bicycle path, Commuter train, Elementary school, High school, Highway, Park, Public transportation |
| Kitchen Cabinets | | Building's Distinctive Features | |
| Equipment/Services | Central heat pump | Energy efficiency | |
| Restrictions/Permissions | | | |

Inclusions

Fridge, stove, small fridge in basement, washer and dryer, window coverings and light fixtures.

Exclusions

Broker - Remarks

Updated 3+1 bedroom bungalow in sought after Dorval south. Solid 1950s construction, well maintained with several mechanical and cosmetic updates. Fully finished basement with large playroom, bedroom, office and renovated bathroom/laundry room. Spacious back garden and detached garage. Located in a great community - close to parks, schools, waterfront, public transportation, shopping centres and more.

Sale with legal warranty

Seller's Declaration

Yes SD-05895

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.