

**Centris No.** 18342175 (Active)



**\$2,975/month X 12 month(s)**

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

**Region** Montréal  
**Neighbourhood** West  
**Near** Victoria  
**Body of Water**

<b>Property Type</b>	Bungalow	<b>Year Built</b>	1956
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	50 X 25 ft	<b>Reposess./Judicial auth.</b>	
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	
<b>Lot Size</b>	150 X 100 ft	<b>File Number</b>	
<b>Lot Area</b>	15,000 sqft	<b>Occupancy</b>	2023-11-14
<b>Cadastre</b>	1557362	<b>Deed of Sale Signature</b>	
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>	<b>Taxes (annual)</b>	<b>Expenses/Energy (annual)</b>
<b>Year</b>	<b>Municipal</b>	<b>Common Exp.</b>
<b>Lot</b>	<b>School</b>	<b>Electricity</b>
<b>Building</b>	<b>Infrastructure</b>	<b>Oil</b>
	<b>Water</b>	<b>Gas</b>
<b>Total</b>	<b>Total</b>	<b>Total</b>

**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		

<b>Features</b>	
<b>Sewage System</b>	Septic tank
<b>Water Supply</b>	
<b>Foundation</b>	Poured concrete
<b>Rented Equip. (monthly)</b>	
<b>Renovations</b>	
<b>Pool</b>	

<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (4)
<b>Siding</b>		<b>Driveway</b>	Asphalt, Double width or more
<b>Windows</b>		<b>Garage</b>	
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Dual energy	<b>Lot</b>	
<b>Heating System</b>	Forced air	<b>Topography</b>	
<b>Basement</b>	Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>	Separate shower	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>		<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, Highway, Park, Public transportation, University
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Central heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>	Smoking not allowed	<b>Mobility impaired accessible</b>	

### Inclusions

Dishwasher, Fridge, stove, washer, dryer, snow removal of driveway, lawn maintenance, generator in basement (not hooked up).

### 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, Ste-Anne-de-Bellevue, easy access to highway 20, John Abbot College, McGill's MacDonald campus, and shopping.

### Addendum

Short term rental possible. Terms, price and conditions to be discussed. Current price is for a 12 month lease. Lessee to provide references, background and credit check to lessor.

### Seller's Declaration

No

### Source

IMMEUBLES DEAKIN REALTY, Real Estate Agency



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



Nearby



Exterior