

**Centris No.** 28462754 (Active)



**\$499,000**

**105 Av. Allard  
 Dorval  
 H9S 3B5**

**Region** Montréal  
**Neighbourhood** South West  
**Near** Lakshore  
**Body of Water**

<b>Property Type</b>	Bungalow	<b>Year Built</b>	1910
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	26.5 X 51 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>	1,000 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (1984)
<b>Lot Size</b>	55 X 98.9 ft	<b>File Number</b>	
<b>Lot Area</b>	5,332 sqft	<b>Occupancy</b>	2024-09-30
<b>Cadastre</b>	1521214	<b>Deed of Sale Signature</b>	2024-09-30
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2024	<b>Municipal</b>	\$1,645 (2024)	<b>Common Exp.</b>	
<b>Lot</b>	\$252,700	<b>School</b>	\$305 (2024)	<b>Electricity</b>	\$2,500
<b>Building</b>	\$152,600	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$405,300 (123.12%)	<b>Total</b>	\$1,950	<b>Total</b>	\$2,500

Room(s) and Additional Space(s)					
No. of Rooms	No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms		
6	2+0		1+0		
Level	Room	Size	Floor Covering	Additional Information	
GF	Family room	14 X 13 ft	Carpet		
GF	Kitchen	16 X 12 ft	Linoleum	eat in	
GF	Dining room	13 X 12.6 ft	Wood	fpl	
GF	Primary bedroom	12 X 9.6 ft	Carpet		
GF	den	9.6 X 8 ft	Carpet	or bdr #3	
GF	Bedroom	12 X 9.6 ft	Carpet		
Additional Space			Size		
Garage			22.2 X 12.2 ft		

Features		
<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b> Water heater - 1 (\$20)
<b>Water Supply</b>	Municipality	<b>Renovations</b>
<b>Foundation</b>	Concrete blocks	<b>Pool</b>
<b>Roofing</b>		<b>Parkg (total)</b> Driveway (3), Garage (1)

<b>Siding</b>	Aluminum	<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	Detached, Single width
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	Fenced
<b>Heating System</b>	Electric baseboard units	<b>Topography</b>	
<b>Basement</b>	Low (less than 6 feet), Unfinished	<b>Distinctive Features</b>	
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Laundry area (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>	Wood stove	<b>Proximity</b>	Bicycle path, Daycare centre, Elementary school, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>		<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

### Inclusions

Fridge, stove, washer, dryer, curtains & rods, blinds

### Exclusions

Dining room chandelier, family room light fixture, freezer, dining room curtains & rods, microwave, 2 black hooks & wall-mounted light in primary bedroom. Hot water tank is rented.

### Remarks

This is an exceptional opportunity to own a mature east-facing lot backing on Windsor Park, steps to the lake and minutes to the community centre, pools and shops. A super site for a new build. This charming home is a 2+1 bedroom bungalow built in the early 1900s, with two small extensions from 1938 & 1989. It is ready for significant upgrades. Comfortable for a small family to live in or as a rental property in the short term, however the mechanical systems and older foundation will require attention in the near future. The large detached garage offers lots of storage and workshop space.

### Sale without legal warranty of quality, at the buyer's risk and peril

### Seller's Declaration

Yes SD-50621

### 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.



Aerial photo



Aerial photo



Aerial photo



Exterior



Exterior entrance



Living room



Living room



Kitchen



Kitchen



Dining room



Dining room



Primary bedroom



Primary bedroom



Bedroom



Bathroom



Garage



Backyard



Backyard



Backyard



Backyard