

Centris No. 14880429 (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

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	2025-02-01
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
Included in Lease	Outdoor parking (4), Air conditioning, Snow removal, Lawn				
Excluded in Lease	Heating, Water taxes, Internet, Electricity, Cable/TV, Hot water, Furnished, Partially furnished				
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	
Property/Unit Amenity	Central heat pump	Energy efficiency	
Restrictions/Permissions	Smoking not allowed	Mobility impaired accessible	
Pets			

Inclusions

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

Exclusions

oil, electricity, water tax based on consumption.

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. Lessee to provide consent to perform a background check and credit check. Lessee to provide information from current or previous lessors that serves as past dwelling references. Lessee will provide the lessor with evidence of good payment habits. At no time can the lessee use this property and/or sublet it as a short term rental, such as but not limited to, Air BNB. Lessee must retain and provide lessor with proof of ten

Addendum

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Lessee to provide information from current or previous lessors that serves as past dwelling references. Lessee will provide the lessor with evidence of good payment habits.

At no time can the lessee use this property and/or sublet it as a short term rental, such as but not limited to, Air BNB.

Lessee must retain and provide lessor with proof of tenant insurance prior to occupancy.

Oil, electricity, water consumption & water tax to be assumed by the lessee.

Snow removal & lawn care will be paid by lessor.

Seller's Declaration

No

Source

IMMEUBLES DEAKIN REALTY, Real Estate Agency