



Desiree Offer, Residential Real Estate Broker
IMMEUBLES DEAKIN REALTY
Real Estate Agency
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Centris No. 17097382 (Active)



\$1,229,000

240 Av. Joubert
Dorval
H9S 5M2

Region Montréal
Neighbourhood South East
Near
Body of Water

Property Type	Split-level	Year Built	1981
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	40.2 X 37.11 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2025)
Lot Size	100 X 60 ft	File Number	
Lot Area	5 999.8 sqft	Occupancy	2025-07-21
Cadastre	1 524 306	Deed of Sale Signature	2025-07-18
Zoning	Residential		

Municipal Assessment

Year 2025
Lot \$404,100
Building \$646,300

Taxes (annual)

Municipal \$4,407 (2025)
School \$857 (2024)
Infrastructure
Water

Expenses/Energy (annual)

Common Exp.
Electricity
Oil
Gas

Total \$1,050,400 (117.00%) **Total** \$5,264 **Total**

Room(s) and Additional Space(s)

No. of Rooms	9	No. of Bedrooms (above ground + basement)	3+1	No. of Bathrooms and Powder Rooms	3+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Dining room	13 X 10 ft	Wood		
GF	Kitchen	17.6 X 10 ft	Ceramic		
GF	Living room	13.6 X 11 ft	Wood		
2	Primary bedroom	14 X 13.6 ft	Wood	ensuite	
2	Bedroom	13.6 X 10.6 ft	Wood		
2	Bedroom	11 X 10 ft	Wood		
BA1	Family room	16 X 15.6 ft	Wood	Fireplace-Stove.	
BA2	Playroom	16 X 15 ft	Wood		
BA2	Bedroom	13.6 X 9.6 ft	Wood		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation		Pool	Heated, Inground

Roofing		Parkg (total)	Driveway (4), Garage (2)
Siding		Driveway	Double width or more, Paving stone
Windows		Garage	Attached, Double width or more, Heated
Window Type		Carport	
Energy/Heating	Electricity	Lot	Fenced
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	Laundry (Basement 2)	View	
Fireplace-Stove	Fireplace - Other: Electric	Proximity	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Electric garage door opener, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

fridge, stove, 2 dishwashers, microwave, garage fridge, washer, dryer, light fixtures, curtains, PAX in primary bedroom, Pax in garage (2) plus shelving, storage in living room, tv bracket, murphy bed, outdoor shed and storage (3), gazebo, playground, spa, irrigation system, kitchen sink waste disposal unit, wall heater in upstairs bedroom

Exclusions

wine fridge

Remarks

Prime location in Dorval South East (no airplane noise), steps from Lakeshore and Millenium Park! Set on a peaceful, family-friendly street with quick access to Hwy 20 & 13. Enjoy a fully renovated backyard retreat with inground heated pool, spa, two-level deck, elegant paving, and fencing. Inside, a stunning new kitchen renovated in 2020 with large island flows into a bright, open living & dining room with rich wood floors. The family room features a cozy fireplace & patio doors leading to your backyard oasis. This beautiful home also offers 3 spacious bedrooms, an ensuite bathroom, double garage & finished bsmt, extra bedroom & full bath.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-69658

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.