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Centris No. 10329137 (Active)

[See all pictures](#)



\$749,000

1235 Av. Morris
Dorval
H9S 1Z8
Region Montréal
Neighbourhood South West
Near Claude

Body of Water

Property Type	Bungalow	Year Built	1953
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	51.7 X 26.7 ft irr	Reposess./Judicial auth.	No
Living Area	1,369 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2023)
Lot Size	132 X 61.7 ft	File Number	
Lot Area	8,243 sqft	Occupancy	60 days PP/PR Accepted
Cadastre	1521246	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$2,905 (2026)	Common Exp.	
Lot	\$382,900	School	\$572 (2026)	Electricity	\$2,589
Building	\$349,900	Infrastructure		Oil	
		Water		Gas	
Total	\$732,800 (102.21%)	Total	\$3,477	Total	\$2,589

Room(s) and Additional Space(s)					
No. of Rooms	10	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 13.6 ft	Carpet	Fireplace-Stove.	
GF	Dining room	9.6 X 12 ft	Carpet		
GF	Kitchen	12.6 X 13 ft	Tiles		
GF	Primary bedroom	14 X 11.6 ft	Wood		
GF	Bedroom	14 X 10 ft	Wood		
GF	Bedroom	9 X 11.6 ft	Wood		
BA1	Family room	26 X 11.6 ft	Linoleum		
BA1	Office	13 X 12 ft	Tiles		
BA1	Laundry room	19 X 11 ft	Linoleum		
BA1	Storage	23 X 12.6 ft	Concrete		
BA1	Workshop	8 X 11 ft	Concrete		

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$18)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (2), Garage (1)
Siding	Vinyl	Driveway	Asphalt
Windows		Garage	Detached, Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Partially finished	Distinctive Features	Street corner
Bathroom		Water (access)	
Washer/Dryer (installation)	laundry room (Basement 1)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central air conditioning	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Fridge, stove, freezer in basement, washer, dryer, all light fixtures as presently installed, pool table.

Exclusions

Curtains & rods in living room and dining room.

Remarks

Spacious and solidly built bungalow ideally located on a generous 8,200 sq. ft. corner lot along a quiet street in sought-after Dorval South, just steps from the waterfront. Lovingly maintained by the same family since 1972, this property has benefited from several mechanical upgrades and presents an excellent opportunity for a growing family or downsizers looking to personalize a thoughtfully maintained home. Enjoy the family-friendly community of Dorval and all the amenities it has to offer with the added benefit of the municipality's low property taxes.

Addendum

The main floor features a bright and inviting living space with abundant windows, a wood-burning insert fireplace with a beautiful stone façade and a dining room with newer patio doors to the yard. The home offers three well-proportioned bedrooms and two full bathrooms.

The large, partially finished basement provides exceptional potential to reconfigure into additional bedrooms, home offices, or a recreation space.

The property boasts strong curb appeal and includes a detached garage.

Perfectly suited for families, this home is ideally located within easy walking distance--schools, parks, the lake, library, community centre, arena, dog park, and the Dorval Aquatic and Sports Complex. Enjoy the convenience of quick access to highways, the airport, and public transit.

Sale with exclusion(s) of legal warranty : The sale is made without legal warranty of quality at the risk and peril of the purchaser.

Seller's Declaration

Yes SD-90367

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.