



BLVD IMMOBILIER
Real Estate Agency
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Saint-laurent (QC) H4R 1V4

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Centris No. 24772879 (Active)



\$978,000

1855 Ch. du Bord-du-Lac-Lakeshore

Dorval

H9S 2G1

Region Montréal
Neighbourhood South West
Near Stream Ave.

Body of Water

Property Type	Split-level	Year Built	1955
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	48 X 30 ft irr	Reposess./Judicial auth.	No
Living Area	2,100 sqft	Trade possible	
Building Area	2,144 sqft	Cert. of Loc.	Yes (2019)
Lot Size	112 X 85 ft irr	File Number	
Lot Area	9,035 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	1524782	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment

Year 2019
Lot \$428,100
Building \$274,400

Taxes (annual)

Municipal \$4,186 (2020)
School \$643 (2020)
Infrastructure
Water

Expenses/Energy (annual)

Common Exp.
Electricity
Oil
Gas

Total \$702,500 **Total** \$4,829 **Total**

Room(s) and Additional Space(s)

No. of Rooms	11	No. of Bedrooms	4+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	23.7 X 13 ft	Wood	Fireplace-Stove.	
GF	Dining room	13.5 X 10.10 ft	Wood		
GF	Kitchen	12.11 X 12.10 ft	Wood		
2	Master bedroom	14.4 X 11.8 ft	Wood		
2	Bedroom	10.11 X 10 ft	Wood		
2	Bedroom	11.8 X 11 ft	Wood		
2	Bathroom	7.6 X 7.5 ft	Ceramic		
BA1	Library	12.4 X 5.11 ft	Wood		
BA1	Bedroom	13.5 X 9.10 ft	Wood		
BA1	Bathroom	7.6 X 4.10 ft	Ceramic		
BA2	Family room	22.6 X 12.8 ft	Wood		
BA2	Laundry room	13.8 X 11.10 ft	Wood		

BA2	Storage	13.2 X 6 ft	Concrete
Additional Space			Size
Garage			21.9 X 11.8 ft
Porch			18.5 X 11 ft
Gazebo			9.5 X 9.5 ft

Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (3), Garage (1)
Siding	Aluminum, Brick	Driveway	Asphalt
Windows	Aluminum, PVC	Garage	Built-in, Single width
Window Type	Casement	Carport	
Energy/Heating	Electricity	Lot	Landscaped
Heating System	Hot water	Topography	Flat
Basement	6 feet and more, Finished basement	Distinctive Features	Street corner
Bathroom	Separate shower	Water (access)	
Washer/Dryer (installation)	Basement (Basement 1)	View	View of the water
Fireplace-Stove	Fireplace - Other: Electric	Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
Kitchen Cabinets	Wood	Building's Distinctive Features	
Equipment/Services	Central air conditioning	Energy efficiency	

Inclusions

Exclusions

Broker - Remarks
"Sensational waterfront home in Dorval South. Open and airy this home has a coastal vibe suited to easy living. Minutes to waterside, prestigious Forest & Stream, library, community center. An opportunity for those who dreamed of living along the Lakeshore

Addendum
<p>Highlights of this completely renovated home :</p> <p>Large corner lot</p> <p>Water views from most rooms</p> <p>4 bedrooms</p> <p>2 full baths</p> <p>Custom kitchen with quartz counter tops</p> <p>Large family room</p> <p>Laundry room</p> <p>Ample storage</p> <p>Minutes to waterside , museum, prestigious Forest & Stream , library , community Center.</p> <p>An opportunity for those who dreamed of living on the Lakeshore.</p>

Sale without legal warranty of quality, at the buyer's risk and peril
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Seller's Declaration	Yes SD-51852
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Source
BLVD IMMOBILIER, 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.