

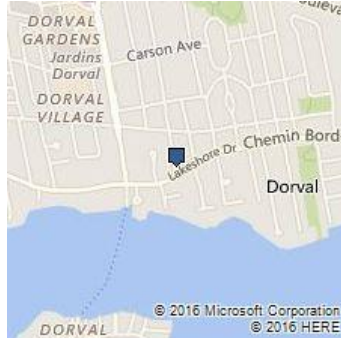


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Centris® No. 18924962 (Active)



\$209,000

855A Ch. du Bord-du-Lac-Lakeshore
Dorval
H9S 2C7
Region Montréal
Neighbourhood South West
Near
Body of Water Lac St-Louis

Property Type	Apartment	Year Built	1986
Style	One storey	Expected Delivery Date	
Condominium Type	Divided Share 2.6472%	Specifications	
Year of Conversion		Declaration of co-ownership	
Building Type	Attached	Special Contribution	Yes
Floor	1st floor (ground floor)	Meeting Minutes	Yes (2015)
Total Number of Floors		Financial Statements	
Total Number of Units	34	Building Rules	
Private Portion Size		Repossession	
Plan Priv. Portion Area	920 sqft	Trade possible	
Building Area		Cert. of Loc. (divided part)	Yes (1996)
Lot Size		File Number	
Lot Area		Occupancy	60 days PP/PR Accepted
Cadastre of Private Portion	1518858, 1518863, 1518873	Deed of Sale Signature	60 days PP/PR Accepted
Cadastre of Common Portions			
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2012	Municipal	\$1,512 (2016)	Condo Fees (\$257/month)	\$3,084
Lot	\$35,200	School	\$347 (2015)	Common Exp.	
Building	\$155,800	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$191,000	Total	\$1,859	Total	\$3,084

Room(s) and Additional Space(s)					
No. of Rooms	5	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Master bedroom	12 X 13 ft	Wood		
GF	Bedroom	8 X 10 ft	Wood		
GF	Bedroom	8 X 11 ft	Wood		
GF	Kitchen	7 X 10 ft	Ceramic		

GF	Powder room	3.5 X 4.5 ft	Ceramic
GF	Bathroom	5 X 8 ft	Marble
GF	Laundry room	3 X 3.2 ft	Linoleum
GF	Living room	12 X 19 ft	Wood

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$12)
Water Supply	Municipality	Renovations	Kitchen - 2007 (\$1)
Siding	Brick	Pool	Inground
Windows		Cadastre - Parking	
Window Type		Parking	Driveway (1)
Energy/Heating	Electricity	Driveway	
Heating System	Electric baseboard units	Garage	
Basement		Carport	
Bathroom	Whirlpool bath	Lot	
Washer/Dryer (installation)	laundry room (1st level/Ground floor)	Topography	
Fireplace-Stove		Distinctive Features	
Kitchen Cabinets		Water (access)	Access
Equipment/Services		View	
Building's Distinctive Features		Proximity	Bicycle path, Elementary school, Golf, High school, Highway, Hospital, Park
Energy efficiency		Roofing	

Inclusions

Fridge, Stove top, oven, dishwasher, washer, dryer, window AC, all blinds and drapes

Exclusions

Hot water tank (rented 12\$ per month)

Broker - Remarks

3 bedrooms condo on ground floor, 1 full bathroom, 1 powder room. Bathroom has jetted tub with easy access for people with limited mobility. Kitchen remodeled in 2007. Storage locker in the basement. Exterior parking included, private garage rental available. Inground outdoor swimming pool and BBQ pic-nic table area. Well maintained court yard.

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

Seller's Declaration

Yes SD-34021

Source

ROYAL LEPAGE VILLAGE, 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.



Frontage



Living room



Living room



Living room



Bathroom



Bathroom



Bedroom



Kitchen



Other



Pool



Overall view



Back facade