



Mark Broady, Residential and Commercial Real Estate Broker
ROYAL LEPAGE VILLAGE
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Centris No. 12794184 (Active)



\$449,000

388 Ch. du Bord-du-Lac-Lakeshore
Dorval
H9S 2A6

Region Montréal
Neighbourhood South East
Near George V
Body of Water

Property Type	Apartment	Year Built	2006
Style	One storey	Expected Delivery Date	No
Condominium Type	Divided	Specifications	No
Year of Conversion		Declaration of co-ownership Issued	Yes (2005)
Building Type	Detached	Published to RFQ	Yes (2005-11-24)
Floor	3rd floor	Special Contribution	
Total Number of Floors	3	Meeting Minutes	Yes (2023)
Total Number of Units	6	Financial Statements	No
Private Portion Size	41 X 22 ft	Building Rules	No
Plan Priv. Portion Area	885 sqft	Reposess./Judicial auth.	No
Building Area		Building insurance	Yes (2024)
Lot Size	61 X 94 ft irr	Maintenance log	No
Lot Area	5,794 sqft	Co-ownership insurance	Yes (2024)
Cadastre of Private Portion	3581153 , 3581147	Contingency fund study	No
Cadastre of Common Portions	3581154	Cert. of Loc. (divided part)	Yes (2005)
Trade possible		File Number	
Zoning	Residential	Occupancy	2024-09-04
		Deed of Sale Signature	2024-08-27

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$1,618 (2024)	Condo Fees (\$300/month)	\$3,600
Lot	\$62,600	School	\$300 (2024)	Common Exp.	
Building	\$309,000	Infrastructure		Electricity	\$1,991
		Water		Oil	
				Gas	
Total	\$371,600 (120.83%)	Total	\$1,918	Total	\$5,591

Room(s) and Additional Space(s)					
No. of Rooms	6	No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
3	Living room	13.2 X 10.11 ft	Wood		
3	Dining room	13 X 12 ft	Wood		
3	Kitchen	11.1 X 12 ft	Wood		
3	Bedroom	13.8 X 10.5 ft	Wood		

3	Bedroom	11.3 X 10.1 ft	Wood	
3	Bathroom	10.9 X 10.7 ft	Ceramic	washer & dryer
Additional Space	Size	Cadastre/Unit number	Description of Rights	
Garage	12 X 21 ft	3581147	Private portion	
Balcony	18 X 5 ft	3581154	Common portion for restricted use	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	
Windows		Cadastre - Parkg (incl. pr	Garage - 1
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Leased Parkg	
Heating System	Electric baseboard units	Parkg (total)	Driveway (1), Garage (1)
Basement		Driveway	Asphalt
Bathroom	Separate shower	Garage	Attached, Heated, Single width
Washer/Dryer (installation)	Bathroom (3rd level)	Carport	
Fireplace-Stove		Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	No rear neighbours
Pets		Water (access)	
Property/Unit Amenity	Wall-mounted air conditioning, Sprinklers, Intercom, Electric garage door opener, Indoor storage space, Alarm system, Wall-mounted heat pump	View	
Building Amenity		Proximity	Bicycle path, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
Building's Distinctive Features		Roofing	Elastomeric membrane
Energy efficiency			
Mobility impaired accessible			

Inclusions

all light fixtures, all blinds, living room mirror, dishwasher, all bathroom mirrors and fixtures, wall-mounted heat-pump with remote, hot water heater, air exchanger, alarm system hardware, garage door opener with one remote, all outdoor flower pots, black flower pot in dining room, flower pots in garage, hose in garage.

Exclusions

curtains and rods, the following items may be included, depending on the SELLER's next purchase (fridge, stove, washer, dryer).

Remarks

Discover the unique lifestyle of Dorval Village living in this charming 2-bdrm condo built in 2006. Rear southern exposure floods the space with natural sunlight, enhanced by skylights in both the kitchen and bathroom. Enjoy the peaceful surroundings with no rear neighbours, overlooking an idyllic playground and park. With shops, restaurants, and services all within walking distance, convenience is at your doorstep. This condo, complete with a garage, driveway space, and storage locker, is a true gem in this diverse, thriving community. Your new home awaits!

Addendum

- A new Certificate of Location was ordered
- Pre-listing inspection report is available

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

Seller's Declaration

Yes SD-03037

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



Interior



Kitchen



Kitchen



Dining room



Dining room



Living room



Living room



Dining room



Primary bedroom



Bedroom



Bathroom



Bathroom



Balcony



Balcony



Garage



Back facade



Frontage

PLANCHER PRINCIPAL Aire Int. 918 pi²



30/01

Other

100% PROPOSED BY CENTRIS