

Centris No. 11973953 (Active)



\$499,000

656 Av. Westwood

Dorval

H9P 2M5

Region Montréal

Neighbourhood North

Near

Body of Water

Property Type	Bungalow	Year Built	1953
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	40.7 X 26.3 ft	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2018)
Lot Size		File Number	
Lot Area	4,843.76 sqft	Occupancy	2021-06-21
Cadastre	1520624	Deed of Sale Signature	2021-06-14
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2021	Municipal	\$2,017 (2021)	Common Exp.	
Lot	\$135,000	School	\$306 (2020)	Electricity	
Building	\$210,200	Infrastructure		Oil	
		Water		Gas	
Total	\$345,200	Total	\$2,323	Total	

Room(s) and Additional Space(s)

No. of Rooms	6	No. of Bedrooms	3+1	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	14.1 X 11.7 ft	Wood		
GF	Dining room	9.5 X 8.9 ft	Wood		
GF	Kitchen	9.8 X 9.5 ft	Wood		
GF	Master bedroom	11.7 X 10.10 ft	Wood		
GF	Bedroom	10.10 X 8.10 ft	Wood		
GF	Bedroom	9.8 X 9.5 ft	Wood		
GF	Bathroom	8.9 X 4.11 ft	Ceramic		
BA1	Family room	28.11 X 15.7 ft irr	Laminate floor		
BA1	Bedroom	12.3 X 9.11 ft	Laminate floor		
BA1	Bathroom	12.3 X 8.2 ft	Ceramic		
BA1	Laundry room	6.10 X 6.6 ft	Ceramic		
BA1	Storage	8.6 X 8 ft	Laminate floor		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Above-ground, Heated
Roofing		Parkg (total)	Driveway (2)
Siding		Driveway	Asphalt
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	Laundry Room (Basement 1)	View	
Fireplace-Stove		Proximity	Bicycle path, Commuter train, Daycare centre, Highway, Hospital, Park
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Wall-mounted air conditioning	Energy efficiency	
Restrictions/Permissions			

Inclusions

stove, dishwasher, light fixtures except those excluded, blinds, pool heater, sand filter and accessories

Exclusions

Fridge, washer, dryer, dining room light Fixture, primary bedroom light fixture, guest bedroom light fixture, mini fridge in basement

Broker - Remarks

Well maintained bungalow with a brand new finished basement. Enjoy all summer in the heated above ground pool. Right next to Westwood Park and Arena and Surrey Aquatic and Community Centre. A short walk to Pine Beach train station and minutes to the Airport and highways 20/13/520.

Addendum

Many updates were done in 2019:

- Entire basement with full bathroom and separate laundry room.
- Electrical panel.
- Baseboards and thermostats.
- Tile in front entrance.

Wall mount AC 2020

Interior french drain and membrane installed 2018

Roof 2015

Sale with legal warranty

Seller's Declaration

Yes SD-68832

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



Hall



Living room



Living room



Dining room



Dining room



Overall view



Kitchen



Living room



Master bedroom



Bedroom



Bedroom



Bathroom



Basement



Basement



Bathroom



Basement



Bedroom



Laundry room



Backyard



Nearby



Frontage