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Centris No. 14755509 (Active)



\$599,000

**3207 Rue Dalbé-Viau
 Montréal (Lachine)
 H8T 3N3**

Region Montréal
Neighbourhood West
Near
Body of Water

Property Type	House	Year Built	1992
Style	Two or more storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (1992)
Building Type	Attached	Special Contribution Meeting Minutes	Yes (2018)
Floor		Financial Statements	
Total Number of Floors		Building Rules	
Total Number of Units		Reposess./Judicial auth.	No
Private Portion Size	16 X 40 ft	Building insurance	
Plan Priv. Portion Area	1,280 sqft	Maintenance log	
Building Area	640 sqft	Co-ownership insurance	Yes (2023)
Lot Size	16 X 40 ft	Contingency fund study	
Lot Area	640 sqft	Cert. of Loc. (divided part)	Yes (2018)
Cadastre of Private Portion	1898736	File Number	
Cadastre of Common Portions	1898733	Occupancy	2023-12-15
Trade possible		Deed of Sale Signature	2023-11-24
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$2,894 (2023)	Condo Fees (\$66/month)	\$792
Lot	\$140,600	School	\$362 (2023)	Common Exp.	
Building	\$341,800	Infrastructure		Electricity	\$1,853
		Water		Oil	
				Gas	
Total	\$482,400 (124.17%)	Total	\$3,256	Total	\$2,645

Room(s) and Additional Space(s)					
No. of Rooms	9	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	10.7 X 16.4 ft	Wood	Fireplace-Stove.	
GF	Dining room	11.9 X 8.11 ft	Wood		
GF	Kitchen	11.11 X 16.10 ft	Ceramic	washer/dryer	
GF	Powder room	3 X 7.5 ft	Ceramic		

2	Primary bedroom	15.6 X 14.3 ft	Wood	
2	Bedroom	8.5 X 10 ft	Wood	
2	Bedroom	9.2 X 12.1 ft	Wood	
2	Bathroom	6 X 13.3 ft	Ceramic	separate shower
BA1	Playroom	15.1 X 17.8 ft	Laminate floor	
Additional Space	Size	Cadastre/Unit number	Description of Rights	
Garage	15.1 X 22.9 ft	1898736	Private portion	

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	Parkg (total)	Driveway (1), Garage (1)
Heating System	Electric baseboard units	Driveway	Asphalt
Basement	6 feet and more, Finished basement	Garage	Attached, Heated, Single width
Bathroom		Carport	
Washer/Dryer (installation)	laundry closet (1st level/Ground floor)	Lot	
Fireplace-Stove	Fireplace - Other: Electric	Topography	
Kitchen Cabinets		Distinctive Features	
Restrictions/Permissions		Water (access)	
Equipment/Services	Wall-mounted air conditioning, Central vacuum cleaner system installation, Electric garage door opener, Wall-mounted heat pump	View	
Building's Distinctive Features		Proximity	
Energy efficiency		Roofing	Asphalt shingles
Mobility impaired accessible			

Inclusions

all light fixtures, all window coverings except 2 blinds, dishwasher, stove, range hood/exhaust fan, electric fireplace in living room, wall-mounted heat-pump with remote, central vacuum & accessories, hot water tank, garage door opener + 2 remotes, backyard shed

Exclusions

roller blind outside window frame in 2nd floor bathroom, torn blind in kid's bedroom at back of house, fridge in kitchen, fridge & freezer in garage, washer/dryer, outdoor storage bin, patio furniture, garden hose

Broker - Remarks

Discover your dream home in beautiful Lachine West! This 2-storey townhouse offers 3 bedrooms, 1+1 bathrooms, and a single garage. The main floor boasts a bright, spacious updated kitchen with center island and bar seating. Conveniently located laundry and main-floor powder room. The dining room and living room provide a perfect space for gatherings. Step outside to a sun-soaked south-facing backyard with a wood deck, stone patio, and direct access to the walking paths and playgrounds of Village St-Louis. The fully finished basement offers a spacious playroom or home office . Your new home awaits!

Addendum

Welcome to Village St-Louis!

Playgrounds for toddlers and children are only a short walk away.

Quick access to highways 20 and 13, waterfront parks and bike paths, the commuter train station, and YUL International Airport. Lachine is located right between the West Island and downtown .

Nearby schools include :

Primary schools: Victor-Therien, Berges-de-Lachine, Catherine-Soumillard, Maple-Grove, Ste-Anne Academy

High Schools: College St-Louis, Lakeside Academy, College Ste-Anne.

All offers must be accompanied by an up-to-date letter of financial pre-qualification, as well as proof of Canadian citizenship or residency from the BUYER.

The BUYER may choose the notary, but choice of notary must be approved by the SELLER.

Sale with legal warranty

Seller's Declaration

Yes SD-27709

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



Dining room



Dining room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Powder room



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Bathroom



Playroom



Playroom



Backyard



Backyard



Back facade