

**ROYAL LEPAGE VILLAGE**  
 Real Estate Agency  
 263-C, boul. St-Jean  
 Pointe-Claire (QC) H9R 3J1  
<http://royallepagevillage.com>

Office : 514-694-2121  
 Fax : 514-695-1869  
[villagepc@royallepage.ca](mailto:villagepc@royallepage.ca)



**Centris No.** 15932170 (Active)



**\$750,000**

**419 Av. Mousseau-Vermette**  
**Dorval**  
**H9S 0A3**

**Region** Montréal  
**Neighbourhood** South East  
**Near** Bouchard

**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	2011
<b>Building Type</b>	Attached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	20 X 36 ft	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>	720 sqft	<b>Cert. of Loc.</b>	Yes (2010)
<b>Lot Size</b>	20 X 70 ft	<b>File Number</b>	
<b>Lot Area</b>	1,413 sqft	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre</b>	4662330	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2022	<b>Municipal</b>	\$2,790 (2022)	<b>Common Exp.</b>	
<b>Lot</b>	\$129,100	<b>School</b>	\$479 (2022)	<b>Electricity</b>	\$1,568
<b>Building</b>	\$365,400	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
				<b>Condo fee</b>	\$2,751
<b>Total</b>	\$494,500	<b>Total</b>	\$3,269	<b>Total</b>	\$4,319

Room(s) and Additional Space(s)					
No. of Rooms	11	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	11.5 X 13.6 ft	Wood		
GF	Dining room	15.6 X 11.10 ft	Wood		
GF	Kitchen	12.4 X 10.6 ft	Ceramic		
GF	Powder room	6.2 X 10.11 ft	Ceramic	washer/dryer	
2	Primary bedroom	16.3 X 12.5 ft	Wood		
2	Bedroom	9.9 X 12 ft	Wood		
2	Bedroom	8.5 X 10.10 ft	Wood		
2	Bathroom	9.9 X 8.1 ft	Ceramic	separate shower	
3	Bedroom	10.10 X 14.3 ft	Carpet		
3	Mezzanine	7.11 X 12.4 ft	Carpet		
BA1	Playroom	18.1 X 15.11 ft	Laminate floor		
<b>Additional Space</b>			<b>Size</b>		

Garage	18.1 X 18.9 ft
--------	----------------

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (1), Garage (1)
<b>Siding</b>		<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	Attached, Heated
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>	Separate shower	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Powder room (1st level/Ground floor)	<b>View</b>	
<b>Fireplace-Stove</b>		<b>Proximity</b>	
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Central air conditioning, Central vacuum cleaner system installation, Electric garage door opener, Central heat pump	<b>Energy efficiency</b>	

## Restrictions/Permissions

## Inclusions

all window coverings not excluded, all light fixtures not excluded, dishwasher, garage door opener with 2 remotes, central vacuum with accessories, alarm system hardware, gazebo, hot water heater, portable AC unit.

## Exclusions

chandelier in dining room & light fixtures in all 3 bedrooms, towel hooks in bathroom, curtains in all 3 bedrooms, fridge, stove, washer, dryer, wall shelving units in garage

## Broker - Remarks

One of a kind 4-bdrm townhouse in the Espace MV development. This unit backs onto the south-facing gardens and green space, offering beautiful views with unmatched privacy & tranquility. The main floor features hardwood flooring and an open-concept kitchen including a centre island with bar seating. The 2nd floor has 3 bdrms and a stunning bathroom renovated in 2018. This unit also boasts a 3rd floor mezzanine level with a 4th bdrm and home office. There is a main-floor laundry/pwdrm and a finished bsmnt with access to the 2-car garage. Walking distance to Collège Sainte-Anne, and close proximity to Dorval airport and Dorval Village.

## Addendum

The plumbing has been roughed in for an additional bathroom in the basement.

Pre-inspection report available.

A new certificate of location was ordered. Expected deliver date - November 10, 2022.

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

## Sale with legal warranty

## Seller's Declaration

Yes SD-10974

## 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



Living room



Living room



Living room



Living room



Dining room



Dining room





Kitchen



Kitchen



Kitchen



Powder room



Laundry room



Hall



Primary bedroom



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Bathroom