

ROYAL LEPAGE VILLAGE
 Real Estate Agency
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Centris No. 16111289 (Active)



\$750,000

419Z Av. Mousseau-Vermette
Dorval
H9S 0A3

Region Montréal
Neighbourhood South East
Near Bouchard
Body of Water

Property Type	Apartment	Year Built	2011
Style	Two or more storey	Expected Delivery Date	
Condominium Type	Divided Share 16.39%	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2010)
Building Type	Attached	Published to RFQ	Yes (2010-11-17)
Floor	1st floor (ground floor)	Special Contribution	
Total Number of Floors		Meeting Minutes	Yes (2022)
Total Number of Units		Financial Statements	Yes (2022)
Private Portion Size	20 X 36 ft	Building Rules	
Plan Priv. Portion Area	1,835 sqft	Repossess./Judicial auth.	No
Building Area	720 sqft	Trade possible	
Lot Size	20 X 70 ft	Cert. of Loc. (divided part)	Yes (2010)
Lot Area	1,413 sqft	File Number	
Cadastre of Private Portion	4662330	Occupancy	30 days PP/PR Accepted
Cadastre of Common Portions	4662325	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2022	Municipal	\$2,790 (2022)	Condo Fees (\$229/month)	\$2,748
Lot	\$129,100	School	\$479 (2022)	Common Exp.	
Building	\$365,400	Infrastructure		Electricity	\$1,568
		Water		Oil	
				Gas	
Total	\$494,500	Total	\$3,269	Total	\$4,316

Room(s) and Additional Space(s)					
No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
11		4+0		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	Wood		
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	

Additional Space	Size	Cadastre/Unit number	Description of Rights
Garage	18.1 X 18.9 ft		Common portion for restricted use

Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	Bathroom - 2018 (\$7,125)
Siding		Pool	
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Parkg (total)	Driveway (1), Garage (2)
Heating System	Forced air	Driveway	Asphalt
Basement	6 feet and more, Finished basement	Garage	Attached, Double width or more, Heated
Bathroom	Separate shower	Carport	
Washer/Dryer (installation)	Powder room (1st level/Ground floor)	Lot	
Fireplace-Stove		Topography	
Kitchen Cabinets		Distinctive Features	
Restrictions/Permissions		Water (access)	
Equipment/Services	Central air conditioning, Central vacuum cleaner system installation, Electric garage door opener, Central heat pump	View	
Building's Distinctive Features		Proximity	
Energy efficiency		Roofing	Asphalt shingles

Inclusions
all window coverings, all light fixtures not excluded, dishwasher, garage door opener with 2 remotes, central vacuum with accessories, alarm system hardware, gazebo, garage ceiling shelving units, hot water heater

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 4 th bdrm and home office. There is a main-floor laundry/pwdrn 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 delivery 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



Dining room



Bedroom



Bedroom



Bathroom



Bathroom



Bathroom