

**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.** 20759689 (Active)



**\$699,000**

**340 Av. Dawson  
 Dorval  
 H9S 1W5**

**Region** Montréal  
**Neighbourhood** South East  
**Near** Handfield Cir.

**Body of Water**

<b>Property Type</b>	Bungalow	<b>Year Built</b>	1951
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	40 X 27 ft	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>	1,080 sqft	<b>Trade possible</b>	
<b>Building Area</b>	1,080 sqft	<b>Cert. of Loc.</b>	Yes (2020)
<b>Lot Size</b>	60 X 99 ft	<b>File Number</b>	
<b>Lot Area</b>	5,952 sqft	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre</b>	1524089	<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>	\$2,385 (2022)	<b>Common Exp.</b>	
<b>Lot</b>	\$243,300	<b>School</b>	\$407 (2022)	<b>Electricity</b>	\$2,610
<b>Building</b>	\$179,300	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$422,600	<b>Total</b>	\$2,792	<b>Total</b>	\$2,610

Room(s) and Additional Space(s)								
No. of Rooms	11		No. of Bedrooms (above ground + basement)	3+1		No. of Bathrooms and Powder Rooms	2+1	
Level	Room	Size	Floor Covering	Additional Information				
GF	Living room	11.3 X 13.6 ft	Wood					
GF	Dining room	8.9 X 8.6 ft	Wood					
GF	Kitchen	12.11 X 11.7 ft	Ceramic					
GF	Primary bedroom	11 X 11.7 ft	Wood					
GF	ensuite	5 X 11.7 ft	Ceramic					
GF	Bedroom	10.7 X 11.1 ft	Wood					
GF	Bedroom	9.5 X 9.11 ft	Wood					
GF	Powder room	5.1 X 4.1 ft	Ceramic					
BA1	Playroom	27.6 X 12.5 ft	Laminate floor					
BA1	Bedroom	11.10 X 11.1 ft	Laminate floor					
BA1	Bathroom	10.10 X 13.2 ft	Ceramic	washer & Dryer				

## 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 (3), Garage (1)
<b>Siding</b>		<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	Detached, Single width
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Convection baseboards, Electric baseboard units	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement, Outdoor entrance	<b>Distinctive Features</b>	
<b>Bathroom</b>	Ensuite bathroom, Separate shower	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Bathroom (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>		<b>Proximity</b>	Bicycle path, Commuter train, Daycare centre, Elementary school, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Wall-mounted air conditioning	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>			

## Inclusions

all light fixtures, all window coverings, dishwasher, fridge, stove, microwave, all bathroom mirrors and fixtures, hot water heater, piano and furniture in garage

## Exclusions

home staging furniture and design accessories

## Broker - Remarks

Fabulous 3-bdrm bungalow in Dorval South-East. Located across the street from Jean-Paul Bernier Parc and walking distance to Dorval Village. This home has been tastefully renovated and features a new kitchen with stainless steel appliances, quartz counters and backsplash, new hardwood flooring throughout the main level, updated heating and cooling, and a primary bdrm with ensuite bthrm. The spacious bsmnt has a +1 bdrm and a full bthrm with laundry - both with heated floors. Look no further!

## Addendum

Sale without legal warranty of quality.

Pre-listing inspection report available.

Estimate for new roof covering available.

Certificate of Location (2020) available.

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

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

## Seller's Declaration

Yes SD-03134

## 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



Dining room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Primary bedroom



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Powder room



Basement



Basement



Basement



Basement



Basement



Basement



Backyard



Backyard