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Centris No. 25786225 (Active)



\$599,000

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

Region Montréal
Neighbourhood West
Near
Body of Water

Property Type	Two or more storey	Year Built	1992
Building Type	Attached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	16 X 40 ft	Reposess./Judicial auth.	No
Living Area	1,280 sqft	Trade possible	
Building Area	640 sqft	Cert. of Loc.	Yes (2018)
Lot Size	16 X 40 ft	File Number	
Lot Area	640 sqft	Occupancy	2023-12-15
Cadastre	1898736	Deed of Sale Signature	2023-11-24
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$2,894 (2023)	Common Exp. (\$66/month)	\$792
Lot	\$140,600	School	\$362 (2023)	Electricity	\$1,853
Building	\$341,800	Infrastructure		Oil	
		Water		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	Wood	separate shower	
BA1	Playroom	15.1 X 17.8 ft	Laminate floor		
Additional Space			Size		
Garage			15.1 X 22.9 ft		

Features		
Sewage System	Municipality	Rented Equip. (monthly)

Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Garage (1)
Siding		Driveway	Asphalt
Windows		Garage	Attached, Heated, Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Separate shower	Water (access)	
Washer/Dryer (installation)	kitchen (1st level/Ground floor)	View	
Fireplace-Stove	Fireplace - Other: Electric	Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Wall-mounted air conditioning, Central vacuum cleaner system installation, Electric garage door opener, Wall-mounted heat pump	Energy efficiency	
Restrictions/Permissions		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