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\$745,000

1064 Rue Courcelles, Dorval, H9S 5P8

Centris® No.

17167114 (Active)

Seller's Declaration

Yes

Property Type	Two or more storey	Occupancy	30 days PP/PR Accepted
Building Type	Detached	Deed of Sale Signature	30 days PP/PR Accepted
Year Built	1991	Lot Eval.	\$156,400 (2015)
Expected Delivery Date		Building Eval.	\$464,600 (2015)
Building Size	49 X 32 ft	Mun. Taxes	\$4,808 (2015)
Living Area	2,630 sqft	School Taxes	\$1,047 (2015)
Lot Size	90 X 73 ft irr	Additional Rev.	No
Lot Area	6,352 sqft	Intergenerational	
Cert. of Location	Yes (2001)	Seasonal	
Body of Water			



Rooms	13	Bedrooms	4+1	Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering		
GF	Hall	30 X 10 ft	Wood		
GF	Kitchen	23 X 12.3 ft	Tiles		
GF	Living room	16.9 X 13 ft	Wood		
GF	Dining room	14.4 X 12.5 ft	Wood		
GF	Family room	15.6 X 13 ft	Wood		
2	Master bedroom	18.9 X 12.5 ft	Wood		
2	Bedroom	15.5 X 11.5 ft	Wood		
2	Bedroom	12 X 11.4 ft	Wood		
2	Bedroom	11 X 11 ft	Wood		
BA1	Playroom	35.3 X 14.3 ft	Carpet		



Inclusions

Stove, Dishwasher, Microwave, Wine Fridge, Washer/Dryer, Alarm Equipment, Pool Accessories, Hot Water Tank, Work Station in Kitchen/Family room, all window treatments, shelving unit in basement, central

Exclusions

Dining room ceiling fan, sound system in basement, fridge in kitchen



Sewage System	Municipality	Heating System	Convection baseboards, Electric	Equip./Serv.	Air exchange system, Central vacuum cleaner system installation, Electric garage door opener, Sauna, Alarm svstem. Wall-mounted heat pumo
Water Supply	Municipality	Water (access)			
Pool	Inground, Salt Water	Fireplace-Stove	Yes	Renovations	
Parking	Driveway (3), Garage (1)				

This executive 4 bedroom brick cottage oozes curb appeal. Virtually in brand new condition and conveniently located in Dorval south, the home has received a very lengthy list of costly updates and upgrades. Very comfortable, super energy efficient and nothing needed but to move in and start enjoying.

This executive 4 bedroom brick cottage oozes curb appeal. Virtually in brand new condition and conveniently located, the home has received a very lengthy list of costly updates and upgrades such as; the extensive landscaping and interlocking brickwork which flow from driveway to front door to back patio and poolside, energy saving and recently installed windows and doors, huge new gourmet kitchen including granite island with sink and wine fridge, double sided fireplace, fully developed basement with sauna, lovely wood and tile flooring throughout upper levels. Nothing needed but to move in and start enjoying.

Source: ROYAL LEPAGE ELITE, Real Estate Agency