

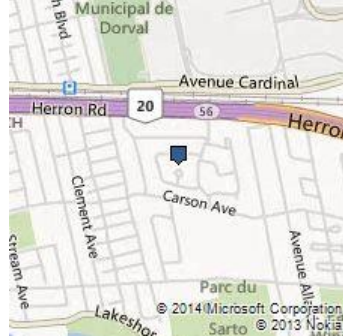


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Agence immobilière
GROUPE IMMOBILIER
LONDONO
 REALTY GROUP INC

Centris® No. 21740892 (Active)



\$575,000

321 Place Berkeley
Dorval
H9S 2Z1

Region Montréal
Neighbourhood South West
Near Berkeley Circle
Body of Water

Property Type Two or more storey
Building Type Detached
Intergenerational
Building Size 18.2 X 8.63 m irr
Living Area
Building Area
Lot Size
Lot Area 830.20 sqm
Cadastre 1520887 Cadastre of Quebec
Zoning Residential

Year Built 1965
Expected Delivery Date
Seasonal
Repossession
Trade possible
Cert. of Loc. Yes (2009)
File Number
Occupancy 2014-07-01
Deed of Sale Signature 2014-07-01

Municipal Assessment

Year 2014
Lot \$220,000
Building \$360,600

Taxes (annual)

Municipal \$4,567 (2013)
School \$1,033 (2013)
Infrastructure
Water

Expenses/Energy (annual)

Common Exp.
Electricity \$2,135
Oil \$2,000
Gas

Total \$580,600 **Total** \$5,600 **Total** \$4,135

Room(s) and Additional Space(s)

No. of Rooms 16 **No. of Bedrooms** 5+0 **No. of Bathrooms and Powder Rooms** 2+1

Level	Room	Size	Floor Covering	Additional Information
2	Master bedroom	17.5 X 11.7 ft	Wood	
2	Bedroom	10.2 X 10 ft	Wood	
2	Bedroom	9.11 X 10.5 ft	Wood	
2	Bedroom	9.1 X 13.7 ft	Wood	
2	Bedroom	12.4 X 12 ft	Wood	
2	Walk in	10.5 X 6.11 ft	Wood	
GF	Living room	17.11 X 14 ft	Wood	Fireplace-Stove.
GF	Family room	12 X 17.11 ft	Ceramic	Fireplace-Stove.
GF	Kitchen	10.9 X 19.2 ft	Ceramic	
GF	Dining room	10.11 X 13.11 ft	Wood	
GF	Hall	7.10 X 13.3 ft	Slate	
GF	Laundry room	7.11 X 6.11 ft	Ceramic	
BA1	Storage	11.9 X 11.7 ft	Concrete	
BA1	Playroom	25.8 X 8.6 ft	Laminate floor	
BA1	Family room	13.7 X 9.11 ft	Laminate floor	
BA1	Workshop	22.6 X 13.3 ft	Concrete	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete, Stone	Pool	
Roofing	Asphalt shingles	Parking	Garage (2)
Siding	Brick, Cedar shingles, Stone	Driveway	Paving stone, 6
Windows		Garage	Attached, Double width or more
Window Type		Carport	
Energy/Heating	Dual energy, Electricity, Heating oil	Lot	Fenced, Landscaped
Heating System	Forced air	Topography	Flat
Basement	6 feet and more, Finished basement	Distinctive Features	Cul-de-sac
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	Laundry room (1st level/Ground floor)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, CEGEP, Commuter train, Elementary school, Golf, High school, Hospital, Park, Public transportation
Kitchen Cabinets	Wood	Building's Distinctive Features	
Equipment/Services	Central air conditioning, Central vacuum cleaner system installation, Electric garage door opener, Alarm system	Energy efficiency	

Inclusions

Microwave, hood, dishwasher, fridge, washer, dryer, Honda Generator, walk-in storage, curtains, central vacuum and accessories, alarm system

Exclusions

Lights in dining room, curtains in master, clock in kitchen, surround sound in basement

Broker - Remarks

Rare opportunity just 20 minutes from downtown! This executive style home is perfect for a family looking for an area isolated from traffic in a mature sought after neighborhood. Well taken care of home renovated in the 2000's. A large home with an incredible kitchen with wood cabinets and granite counters and island.

Addendum

Large double driveway, unistone, parking for 6 and double garage with new doors (2013). Unistone walkway.

Oak floors throughout, refinished in 2009. No carpets anywhere.

Two wood fire places. One in the family room and one in the living room.

Half bath and laundry room off the kitchen, completely renovated with garage access.

5 bedrooms on the second floor and two full washrooms. Master bedroom has a spacious walk in with a window, and ensuite.

Basement completely refinished with recessed lighting and floating floors. Very welcoming and spacious. Ideal for home theatre or game room.

Roof re shingled in 2009.

200 AMP entry with plug-in for Honda Generator.

Dual energy home with new oil tank (Double bottom 2009).

Completely fenced in back yard with very large deck. Gazebo and room for a jacuzzi.

Walking distance to the community centre, pool, arena, library, tennis courts and shopping centre.

Seller's Declaration

Yes SD-35824

Source

GROUPE IMMOBILIER LONDONO INC., 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



Frontage



Hall



Hall



Living room



Dining room



Den



Kitchen



Kitchen



Laundry room



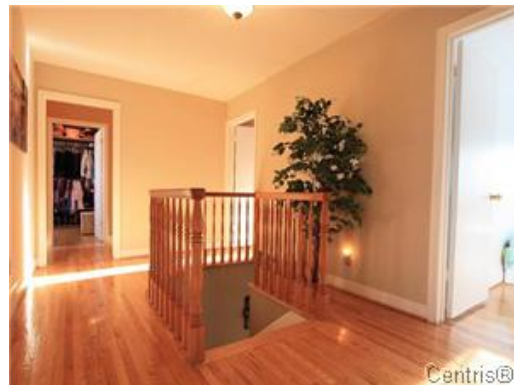
Powder room



Family room



Playroom



Interior



Bathroom



Bedroom



Bedroom



Bedroom



Master bedroom



Other



Ensuite bathroom



Backyard



Backyard



Street