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Centris® No. 22432439 (Active)



\$925,000

106 Rue du Dominion
Le Sud-Ouest (Montréal)
H3J 2Z2

Region Montréal
Neighbourhood Saint-Henri/Petite Bourgogne
Near Ste-Cunégonde
Body of Water Canal Lachine

| | | | |
|--------------------------|--------------------|-------------------------------|---------------------------|
| Property Type | Two or more storey | Year Built | 1998 |
| Building Type | Semi-detached | Expected Delivery Date | |
| Intergenerational | | Seasonal | |
| Building Size | | Repossession | |
| Living Area | | Trade possible | |
| Building Area | 253.40 sqm | Cert. of Loc. | No |
| Lot Size | | File Number | |
| Lot Area | | Occupancy | 21 days PP/PR Accepted |
| Cadastre | 1573735 | Deed of Sale Signature | 21 days PP/PR Accepted |
| Zoning | Residential | | |

| Municipal Assessment | | Taxes (annual) | | Expenses/Energy (annual) | |
|----------------------|-----------|-----------------------|----------------|----------------------------------|---------|
| Year | 2014 | Municipal | \$6,294 (2013) | Common Exp. (\$237/month) | \$2,834 |
| Lot | \$107,000 | School | \$1,301 (2013) | Condo fees | |
| Building | \$764,300 | Infrastructure | | Electricity | |
| | | Water | | Oil | |
| | | | | Gas | |
| Total | \$871,300 | Total | \$7,595 | Total | \$2,834 |

Room(s) and Additional Space(s)

| No. of Rooms | 11 | No. of Bedrooms | 3+0 | No. of Bathrooms and Powder Rooms | 2+1 |
|--------------|----------------|-------------------|----------------|-----------------------------------|-----|
| Level | Room | Size | Floor Covering | Additional Information | |
| GF | Office | 11.6 X 15 ft irr | Wood | | |
| GF | Bathroom | 5.10 X 9.5 ft irr | Ceramic | | |
| 2 | Dining room | 15 X 10 ft irr | Wood | | |
| 2 | Living room | 16 X 19 ft irr | Wood | | |
| 2 | Kitchen | 12 X 13 ft irr | Ceramic | | |
| 2 | Powder room | 5.4 X 4.8 ft irr | Ceramic | | |
| 3 | Master bedroom | 15 X 14.6 ft irr | Wood | | |
| 3 | Den | 5.4 X 5.6 ft irr | Wood | | |
| 3 | storage | 7.8 X 5 ft irr | Wood | | |
| 3 | Bedroom | 12 X 13 ft irr | Wood | | |
| 3 | Bathroom | 7.8 X 9.4 ft irr | Ceramic | bath + shower | |

| | |
|------------------------------------|------------------|
| Additional Space | Size |
| Garage Patio Rooftop terrace | 20.5 X 15 ft irr |

| | | | |
|------------------------------------|---|--|--|
| Features | | | |
| Sewage System | Municipality | Rented Equip. (monthly) | |
| Water Supply | Municipality | Renovations | |
| Foundation | | Pool | |
| Roofing | | Parking | Driveway (1), Garage (1) |
| Siding | Brick | Driveway | |
| Windows | | Garage | Built-in, Single width |
| Window Type | | Carport | |
| Energy/Heating | Electricity | Lot | |
| Heating System | Forced air | Topography | |
| Basement | None | Distinctive Features | |
| Bathroom | Separate shower, Whirlpool bath | Water (access) | |
| Washer/Dryer (installation) | kitchen (2nd level) | View | View of the water, park |
| Fireplace-Stove | Wood fireplace | Proximity | Bicycle path, CEGEP, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation, University |
| Kitchen Cabinets | | Building's Distinctive Features | |
| Equipment/Services | Central air conditioning, Fire detector (connected), Intercom, Alarm system | Energy efficiency | |

Inclusions
microwave oven, refrigerator, trash compactor, range, dishwasher, wine cellar, washer-dryer, garage door opener, curtains, blinds, alarm system, central vacuum & accessories, awnings

Exclusions
curtains in the master bedroom, storage & shelves in the garage

Broker - Remarks
Reduced One of the largest & best situated homes on the block! Beautiful 3 story corner townhouse along the Lachine Canal & facing the park. Possible home office on ground floor. New granite counters in kitchen, wood floors, garage, wood fireplace. Great for entertaining! 2nd floor patio & rooftop terrace with breathtaking water & city views!

Addendum
Townhouse situated next to the Atwater Market, along the Lachine Canal & facing a nicely landscaped waterfront park. Enjoy the bike path for a leisurely walk or bicycle tour, or navigate the Canal aboard your kayak!
-Rare corner unit with 3 bedrooms including one on the ground floor. Ideal for professional home office or guestroom.
-Landscaping in front of the house was completely redone in 2005 and features low maintenance plants and a lovely natural stone pathway.
-Very sunny featuring windows on 3 sides.
-Kitchen featuring brand new granite counters.
-In the living room, enjoy a wood burning fireplace.
-2 bedrooms were combined to make a large master bedroom with den & walk-in closet. The second bedroom is also a good size and easily fits a queen size bed.
-View of the Canal from the living room, master bedroom & rooftop terrace.
-Central air conditioning & heating unit.
-Hardwood flooring on each level & on staircase.
-Permanent awning set on the rooftop terrace & on the patio at the back.
-2 parking spaces (large private garage & exterior space)
-Intercom system at each level.
-Close to all the services: convenience store, dry cleaner, Starbucks & Rona are at the corner.
-Very quiet sector. Located on a one-way street. 5 minutes to downtown, steps to the Atwater Market, Lachine Canal, bicycle path & metro. Easy access to bridges & highways.

Seller's Declaration

Yes SD-41193

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



View



Hall



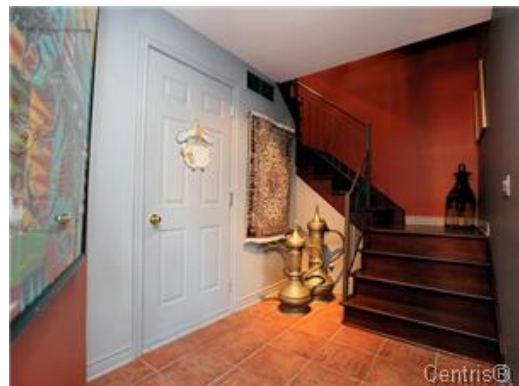
Office



Office



Bathroom



Staircase



Kitchen



Dining room



Living room



Living room



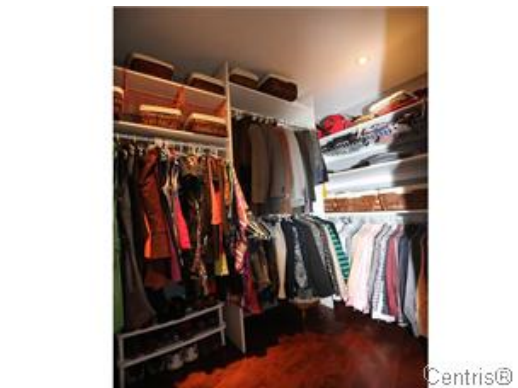
Staircase



Master bedroom



Den



Master bedroom



Bathroom



Bedroom



Other



Other