



\$879,000

3038 Rue Lake
Dollard-Des Ormeaux
H9G 2V5

Region Montréal
Neighbourhood Central
Near Tecumseh
Body of Water

| | | | |
|--------------------------|----------------------|-------------------------------|------------------------------|
| Building Type | Split-level Detached | Year Built | 1984 |
| Intergenerational | | Expected Delivery Date | |
| Building Size | 44 ft x 28 ft | Seasonal | |
| Living Area | Aprox 1900 SF | Repossession | |
| Building Area | | Trade possible | |
| Lot Size | 62 X 100 ft | Cert. of Loc. | Yes (1999) |
| Lot Area | 5 999.8 sq ft | File Number | |
| | | Occupancy | July 1,2025 |
| Cadastre | 1327436 | Deed of Sale Signature | 60 days After Accepted offer |
| Zoning | Residential | | |

| Municipal Assessment | | Taxes (annual) | | Expenses/Energy (annual) | |
|----------------------|-----------|-----------------------|----------------|--------------------------|--|
| Year | 2025 | Municipal | \$4,782 (2025) | Common Exp. | |
| Lot | \$484,900 | School | \$505 (2025) | Electricity | |
| Building | \$154,800 | Infrastructure | | Oil | |
| | | Water | | Gas | |
| Total | \$639,700 | Total | \$5787 | Total | |

| Room(s) and Additional Space(s) | | | | |
|---------------------------------|----------------|------------------------|------------------------|--|
| No. of Rooms | 9 | No. of Bedrooms | 4+1 | No. of Bathrooms and Powder Rooms 2+1 |
| Level | Room | Size | Floor Covering. | Additional Information: 5 th Bedroom possible |
| GF | Playroom | 20 X 8 ft | Parquetry | |
| 2 | Dining room | 12.6 X 11.3 ft | Wood | |
| 2 | Living room | 14 X 11 ft | Wood | |
| 2 | Kitchen | 12.6 X 11.6 ft | Wood | |
| 3 | Master bedroom | 14.3 X 12.3 ft | Parquetry | |
| 3 | Bedroom | 12 X 10 ft | Parquetry | |
| 3 | Bedroom | 10.9 X 8.3 ft | Parquetry | |
| BA1 | Playroom | 14 X 13 ft | Parquetry | |
| BA1 | Bedroom | 11 X 9 ft | Ceramic | |

| Features | | | |
|----------------------|------------------|--------------------------------|--|
| Sewage System | Municipality | Rented Equip. (monthly) | Water heater - 1 |
| Water Supply | Municipality | Renovations | Kitchen - Bathrooms Windows - Floors Roof covering – 2025 15-year warranty |
| Foundation | Poured concrete | Pool | |
| Roofing | Asphalt shingles | Parking | Driveway (4), Garage (1) |
| Siding | Aluminum, Brick | Driveway | Asphalt, Double width or more |
| Windows | Aluminum, PVC | Garage | Built-in, Heated, Single width |

| | | | |
|------------------------------------|--------------------------------------|--|--|
| Window Type | Casement, Sliding | Carport | |
| Energy/Heating | Electricity, Natural gas | Lot | Fenced, Landscaped |
| Heating System | Electric baseboard units, Forced air | Topography | Flat |
| Basement | 6 feet and more, Finished basement | Distinctive Features | |
| Bathroom | Ensuite powder room | Water (access) | |
| Washer/Dryer (installation) | Yes | View | |
| Fireplace-Stove | | Proximity | Centennial & Lake Parks Elementary schools, High schools, Highway, Places of worship, Shopping |
| Kitchen Cabinets | Wood | Building's Distinctive Features | |
| Equipment/Services | Central heat pump | Energy efficiency. Heat pump | |

Inclusions

Dishwasher, Blinds

Exclusions

Seller's Declaration

The deeds are in the sellers possession since 1999

Mortgage Loan

| Creditor | Balance | As Of | % Rate | Term | Amort. | Maturity Date | Payment |
|------------------|---------|-------|--------|------|--------|---------------|---------|
| Bank of Montreal | | | | | | | |

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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



Dining room



Kitchen



Kitchen



Living room



Staircase