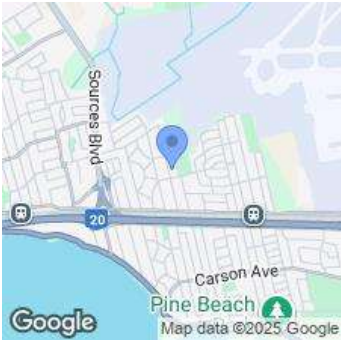


Centris No. 14635493 (Active)



\$749,000

625 Boul. Graham  
Dorval  
H9P 2B4

Region Montréal  
Neighbourhood North  
Near Cardinal  
Body of Water

Property Type	Two or more storey	Year Built	1952
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	9.6 X 14.19 m irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area	188.13 sqm	Cert. of Loc.	Yes (2004)
Lot Size		File Number	
Lot Area	1,114.74 sqm	Occupancy	30 days PP/PR Accepted
Cadastre	1522552	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$3,099 (2025)	Common Exp.	
Lot	\$337,400	School	\$584 (2025)	Electricity	\$3,250
Building	\$401,300	Infrastructure		Oil	
		Water		Gas	
Total	\$738,700 (101.39%)	Total	\$3,683	Total	\$3,250

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Kitchen	3.96 X 3.96 m	Ceramic		
GF	Living room	3.96 X 4.27 m	Wood		
GF	Bedroom	2.74 X 4.27 m	Wood		
GF	Bedroom	4.27 X 3.05 m	Wood		
GF	Bathroom	1.22 X 2.44 m	Slate		
2	Primary bedroom	4.27 X 4.42 m	Laminate floor		
2	Bedroom	2.13 X 3.05 m	Wood		
2	Bathroom	2.44 X 3.05 m	Ceramic		
BA1	Family room	6.1 X 7.62 m	Laminate floor		
Additional Space			Size		
Garage					

Features		Rented Equip. (monthly)	
Sewage System	Municipality	Renovations	Water heater - 1 (\$17)
Water Supply	Municipality	Pool	
Foundation		Parkg (total)	Driveway (2), Garage (1)
Roofing		Driveway	Asphalt
Siding		Garage	Detached
Windows			

<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Electric baseboard units, Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>		<b>View</b>	
<b>Fireplace-Stove</b>		<b>Proximity</b>	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Wall-mounted heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

## Inclusions

## Exclusions

Remarks
<p>This large 4-bedroom, 2-bathroom home in Dorval offers spacious and bright rooms with modern finishes. The updated kitchen features a patio door leading to a large deck and expansive private backyard, perfect for entertaining or relaxing. The renovated basement provides additional living space. Situated in an ideal location, close to highway, schools, parks and amenities. This home offers many possibilities, whether for an intergenerational family, a home office setup, or extra space for guests. Its spacious layout makes it ideal for growing families, working from home or those who love to entertain. Huge lot! Book your visit today!</p>

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**Sale with exclusion(s) of legal warranty : Vente avec exclusion(s) de garantie légale**

<b>Seller's Declaration</b>	Yes SD-81260
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Source

ROYAL LEPAGE VILLAGE, Real Estate Agency

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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



Living room



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



**Kitchen**



**Kitchen**



**Primary bedroom**



**Walk-in closet**



**Primary bedroom**



**Primary bedroom**



**Bathroom**



**Bedroom**





Bedroom



Office



Office



Bathroom



Bedroom



Basement



Basement



Basement