



Desiree Offer, Residential Real Estate Broker
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Centris No. 15202126 (Active)



\$449,900

136 Rue France
Dollard-Des Ormeaux
H9A 1K3

Region Montréal
Neighbourhood Central
Near Westpark
Body of Water

Property Type	Split-level	Year Built	1962
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	42.7 X 23.8 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2006)
Lot Size	62 X 100 ft irr	File Number	
Lot Area	6,447.58 sqft	Occupancy	60 days PP/PR Accepted
Cadastre	1765872	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2019	Municipal	\$3,556 (2019)	Common Exp.	
Lot	\$218,600	School	\$541 (2018)	Electricity	
Building	\$116,000	Infrastructure		Oil	
		Water		Gas	
Total	\$334,600	Total	\$4,097	Total	

Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms		No. of Bathrooms and Powder Rooms	
10		3+1		2+0	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	11 X 17.11 ft	Wood		
GF	Dining room	10 X 10.10 ft	Wood		
GF	Kitchen	11.11 X 10.5 ft	Ceramic		
2	Bathroom	10.10 X 7.2 ft irr	Ceramic		
2	Master bedroom	10.7 X 12.1 ft	Wood		
2	Bedroom	10.8 X 11.6 ft	Wood		
2	Bedroom	9.7 X 8.2 ft	Wood		
BA1	Bathroom	10.5 X 6.7 ft	Ceramic	Laundry Room	
BA2	Bedroom	12 X 10.2 ft	Ceramic		
BA2	Family room	17.3 X 10.8 ft	Parquetry		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation		Pool	
Roofing		Parking	Driveway (4), Garage (1)
Siding	Aluminum, Brick	Driveway	Asphalt
Windows		Garage	Built-in, Single width
Window Type		Carport	
Energy/Heating	Dual energy	Lot	
Heating System	Forced air	Topography	
Basement	Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	Bathroom (Basement 1)	View	
Fireplace-Stove		Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Highway, Hospital, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central heat pump	Energy efficiency	

Inclusions

Fridge, stove, dishwasher, washer, dryer, microwave, light fixtures, window treatments

Exclusions

Light fixture in dining room

Broker - Remarks

Your family will love living in this prime area of DDO! Split level home with two full bathrooms and a spacious kitchen. Upstairs bathroom features his and her sinks and door to master bedroom. Beautiful hardwood floors on two main levels.

Addendum

This property was pre-inspected on April 23, 2019. A copy of the report is available and shall form an integral part of the Seller's Declarations.

Recent upgrades:

Hot water tank 2018

Heat pump 2014

Roof 2009

Bathrooms and Kitchen 2006

Sale with legal warranty

Seller's Declaration

Yes SD-17431

Source

ROYAL LEPAGE ELITE, 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



Hall



Living room



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Hall



Master bedroom



Master bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Family room



Backyard



Balcony



Back facade