

ROYAL LEPAGE VILLAGE
 Real Estate Agency
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Centris No. 22087060 (Active)



\$649,000

4060 Boul. des Sources, apt. 203
Dollard-des-Ormeaux
H9B 0B2

Region Montréal
Neighbourhood Central
Near
Body of Water

Property Type	Apartment	Year Built	2020
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2020)
Building Type	Detached	Published to RFQ	Yes (2020-05-11)
Floor	2nd floor	Special Contribution	
Total Number of Floors	5	Meeting Minutes	Yes (2023)
Total Number of Units	55	Financial Statements	Yes (2024)
Private Portion Size		Building Rules	
Plan Priv. Portion Area	1,003 sqft	Reposess./Judicial auth.	No
Building Area		Building insurance	
Lot Size		Maintenance log	
Lot Area		Co-ownership insurance	Yes (2025)
Cadastre of Private Portion	6351503	Contingency fund study	
Cadastre of Common Portions	6351489	Cert. of Loc. (divided part)	Yes (2020)
Trade possible		File Number	
Zoning	Residential	Occupancy	2025-06-13
		Deed of Sale Signature	2025-06-13

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$4,345 (2024)	Condo Fees (\$459/month)	\$5,508
Lot	\$42,900	School	\$475 (2025)	Common Exp.	
Building	\$553,000	Infrastructure		Electricity	\$677
		Water		Oil	
				Gas	
Total	\$595,900 (108.91%)	Total	\$4,820	Total	\$6,185

Room(s) and Additional Space(s)					
No. of Rooms	8	No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
2	Kitchen	17.1 X 9.7 ft	Wood		
2	Dining room	18.3 X 9.1 ft	Wood		
2	Living room	14.2 X 10.11 ft	Wood		
2	Primary bedroom	11.2 X 13.4 ft	Wood	walk-in	

2	ensuite bathroom	10 X 5.4 ft	Ceramic
2	Bedroom	10.9 X 14 ft	Wood
2	Bathroom	8.11 X 5.8 ft	Wood
2	Laundry room	6.11 X 9.4 ft	Ceramic
Additional Space	Size	Cadastre/Unit number	Description of Rights
Garage		28	Private portion
Garage		29	Private portion
Storage space		16	Common portion for restricted use

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Leased Parkg	
Heating System	Electric baseboard units, Forced air	Parkg (total)	Garage (2)
Basement		Driveway	
Bathroom	Ensuite bathroom	Garage	Built-in, Double width or more, Heated
Washer/Dryer (installation)	2nd level (2nd level)	Carport	
Fireplace-Stove		Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Central air conditioning	View	
Building Amenity		Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM)
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible			

Inclusions

Fridge, stove, dishwasher, washer/dryer, countertop for washer/dryer, wall mounted drying rack, PAX in both walk-ins, all light fixtures including chandelier, floating TV stand, curtains & blinds, artificial grass turf on balcony, expandable all season plant trellis on balcony, unpickable keys, 3 garage door openers, 2 fobs, garden spot #10- 11 (blueberries & raspberries perennials)

Exclusions

TV bracket in living room, microwave, wine fridge, BBQ, personal belongings

Remarks

Welcome to the Winston, this stunning 2-bedroom, 2-bathroom condo will have you fall in love upon first visit. This elegant unit boasts a spacious open-concept layout, featuring an extended quartz island. Thoughtfully upgraded throughout, the condo offers a cozy yet luxurious ambiance. Step outside onto the large balcony to unwind, or enjoy your own garden spot with perennial blueberries and raspberries--a rare and charming touch in condo living.

Addendum

Features:

- Spacious bedrooms
- Central AC
- Oversized private balcony
- Extended quartz kitchen island
- 2 indoor parking and storage units included in the price
- Luxurious finishes
- Ensuite bathroom

- 2 walk-in closet
- Many inclusions
- Many updates

Proximity:

- Centennial Park
- Public transit including Roxboro and Pierrefonds train stations
- R.E.M.
- Adonis
- Marché de L'Ouest
- Pharmaprix
- Shopping malls
- Schools

Sale with legal warranty of quality

Seller's Declaration

Yes SD-17264

Source

ROYAL LEPAGE VILLAGE, 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.



Exterior



Interior



Interior



Kitchen



Kitchen



Kitchen



Kitchen



Dining room



Dining room



Dining room



Living room



Living room



Overall view



Primary bedroom



Primary bedroom



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Laundry room



Balcony

PLANCHER PRINCIPAL Aire Int. 1088 pi²



Other