

ROYAL LEPAGE VILLAGE
Real Estate Agency
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Centris No. 23313393 (Active)

[See all pictures](#)



\$649,000

288 Rue Jourdain
Dollard-des-Ormeaux
H9G 1N6
Region Montréal
Neighbourhood Central
Near
Body of Water

Property Type	Bungalow	Year Built	1965
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size		File Number	
Lot Area	6,000 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	1460008	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$4,275 (2026)	Common Exp.	
Lot	\$376,200	School	\$440 (2026)	Electricity	\$2,134
Building	\$221,400	Infrastructure		Oil	
		Water		Gas	
				Propane	\$395
Total	\$597,600 (108.60%)	Total	\$4,715	Total	\$2,529

Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
9		3+0		1+1	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	12 X 14.11 ft	Wood		
GF	Dining room	10 X 9.4 ft	Wood		
GF	Kitchen	9.11 X 12.5 ft	Ceramic		
GF	Primary bedroom	12.9 X 12.5 ft	Wood		
GF	Bedroom	10.2 X 12.7 ft	Wood		
GF	Bedroom	9.3 X 12.7 ft	Wood		
GF	Bathroom	4.8 X 12.5 ft	Ceramic		
BA1	Playroom	18.1 X 26.10 ft	Concrete	Fireplace-Stove. propane fireplace	
BA1	Powder room	8.4 X 12.5 ft	Concrete	washer/dryer	
Additional Space			Size		
Garage			11.1 X 26.10 ft		

Features

Sewage System	Municipality	Rented Equip. (monthly)	Heating unit, Water heater - 1 (\$13), Propane tank (\$12)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (2), Garage (1)
Siding		Driveway	Asphalt
Windows		Garage	Built-in, Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Partially finished	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	Powder room (Basement 1)	View	
Fireplace-Stove	Gas fireplace	Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Fridge, stove, dishwasher, washer, dryer, light fixtures, curtains and blinds

Exclusions

Bay window curtains, curtains in primary bedroom

Remarks

Ideally located in central DDO with no rear neighbors and directly across from Fairview Park, this charming 3 bedroom, 1½ bathroom raised bungalow has been impeccably maintained by its original owner. Bright and welcoming, the main level features an open living and dining area, with a separate kitchen that flows easily into the dining space. Three good sized bedrooms and an updated family bathroom complete the main level.

Addendum

Outside, enjoy a 6,000 sq. ft. lot, a great backyard and the added privacy of no rear neighbors. With Fairview Park directly across the street, it feels like an extension of your own yard, giving you even more green space to enjoy without the upkeep.

The unfinished basement is a blank canvas, ready to be finished to suit your needs and lifestyle.

Ideally situated close to schools, shopping and everyday essentials, while still enjoying a quiet residential setting surrounded by green space. A welcoming home with room to make it your own, in a location you'll love coming home to.

-This sale is made without legal warranty of quality, at the buyer's own risk and peril.

-A new Certificate of location was ordered-The fireplaces are sold without any warranty with respect to their compliance with applicable regulations and insurance company requirements.

-The BUYER may choose the notary, but the notary must be agreeable to the SELLER. The signing must take place within a reasonable distance of the property.

Sale with exclusion(s) of legal warranty : This sale is made without legal warranty of quality, at the buyer's own risk and peril.

Seller's Declaration

Yes SD-05321

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.



Frontage



Interior



Living room



Living room



Dining room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Hall



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Hall



Basement



Powder room



Basement



Backyard



Back facade



Back facade