

**ROYAL LEPAGE VILLAGE**  
 Real Estate Agency  
 263-C, boul. St-Jean  
 Pointe-Claire (QC) H9R 3J1  
<https://www.royallepagevillage.com>

Office : 514-694-2121  
 Fax : 1-855-947-4757  
[villagepc@royallepage.ca](mailto:villagepc@royallepage.ca)



**Centris No.** 25223310 (Active)

[See all pictures](#)



**\$379,000**

**4175 Boul. St-Jean, apt. 507**  
**Dollard-des-Ormeaux**  
**H9G 2R4**  
**Region** Montréal  
**Neighbourhood** Central  
**Near**

**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	2011
<b>Style</b>	One storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Divided	<b>Specifications</b>	
<b>Year of Conversion</b>		<b>Declaration of co-ownership Issued</b>	Yes (2011)
<b>Building Type</b>	Detached	<b>Published to RFQ</b>	Yes (2011-06-21)
<b>Floor</b>	5th floor	<b>Special Contribution</b>	
<b>Total Number of Floors</b>		<b>Meeting Minutes</b>	Yes (2025)
<b>Total Number of Units</b>		<b>Financial Statements</b>	Yes (2025)
<b>Private Portion Size</b>		<b>Building Rules</b>	
<b>Plan Priv. Portion Area</b>	625 sqft	<b>Reposess./Judicial auth.</b>	No
<b>Building Area</b>		<b>Building insurance</b>	Yes (2026)
<b>Lot Size</b>		<b>Maintenance log</b>	Yes (2025)
<b>Lot Area</b>	567 sqft	<b>Co-ownership insurance</b>	Yes (2026)
<b>Cadastre of Private Portion</b>	4785641	<b>Contingency fund study</b>	Yes (2025)
<b>Cadastre of Common Portions</b>	4761852, 4785606	<b>Cert. of Loc. (divided part)</b>	Yes (2026)
<b>Trade possible</b>		<b>File Number</b>	
<b>Zoning</b>	Residential	<b>Occupancy</b>	30 days PP/PR Accepted
		<b>Deed of Sale Signature</b>	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2025	<b>Municipal</b>	\$2,372 (2025)	<b>Condo Fees (\$284/month)</b>	\$3,408
<b>Lot</b>	\$42,200	<b>School</b>	\$240 (2026)	<b>Common Exp.</b>	
<b>Building</b>	\$295,800	<b>Infrastructure</b>		<b>Electricity</b>	\$1,377
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$338,000 (112.13%)	<b>Total</b>	\$2,612	<b>Total</b>	\$4,785

Room(s) and Additional Space(s)					
No. of Rooms	6	No. of Bedrooms (above ground + basement)	1+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
5th floor	Living room	11.6 X 10.5 ft	Laminate floor		

5th floor	Dining room	14.4 X 8.7 ft	Laminate floor
5th floor	Kitchen	8 X 7.4 ft	Ceramic
5th floor	Bedroom	10.4 X 13.4 ft	Ceramic
5th floor	Bathroom	10.4 X 5.8 ft	Ceramic
5th floor	Laundry room	5.6 X 6.8 ft	Ceramic
<b>Additional Space</b>	<b>Size</b>	<b>Cadastre/Unit number</b>	<b>Description of Rights</b>
Driveway			Common portion for restricted use

<b>Features</b>			
<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Siding</b>		<b>Pool</b>	
<b>Windows</b>		<b>Cadastre - Parkg (incl. pr</b>	
<b>Window Type</b>		<b>Cadastre - Parkg (excl. pr</b>	
<b>Energy/Heating</b>	Electricity	<b>Leased Parkg</b>	
<b>Heating System</b>	Electric baseboard units	<b>Parkg (total)</b>	Driveway (1)
<b>Basement</b>		<b>Driveway</b>	Asphalt
<b>Bathroom</b>		<b>Garage</b>	
<b>Washer/Dryer (installation)</b>		<b>Carport</b>	
<b>Fireplace-Stove</b>		<b>Lot</b>	
<b>Kitchen Cabinets</b>		<b>Topography</b>	
<b>Restrictions/Permissions</b>		<b>Distinctive Features</b>	
<b>Pets</b>	Pets allowed	<b>Water (access)</b>	
<b>Property/Unit Amenity</b>	Wall-mounted air conditioning, Wall-mounted heat pump	<b>View</b>	
<b>Building Amenity</b>	Elevator	<b>Proximity</b>	
<b>Building's Distinctive Features</b>		<b>Roofing</b>	
<b>Energy efficiency</b>			
<b>Mobility impaired accessible</b>			

**Inclusions**  
Fridge, stove, dishwasher, washer, dryer, curtains and rods, light fixtures

**Exclusions**

**Remarks**  
Beautiful one-bedroom condo ideally located in a prime area of DDO. The unit offers superior soundproofing, 9-foot ceilings, and abundant natural light, creating a comfortable and inviting living space. It also features a private balcony, one driveway parking space, and a storage locker. The building includes elevator access and is pet-friendly. Conveniently located near Fairview Mall, grocery stores, schools, parks, the YMCA, and all essential services, with easy access to public transportation, the REM, and Highways 20 and 40.

**Addendum**

Features:  
 Pets allowed  
 Superior soundproofing  
 Driveway parking space  
 Storage locker  
 Elevator access  
 9-foot ceilings  
 Abundant natural light  
 Balcony  
 Laundry room

Location:  
 Close to Fairview Mall, grocery stores, schools, parks, YMCA, and services  
 Near public transportation and REM  
 Easy access to Highways 20 and 40

-All offers must be accompanied by an up-to-date letter of financial pre-qualification.

-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 legal warranty of quality**

**Seller's Declaration**

Yes SD-32713

**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



Living room



Kitchen



Kitchen



Kitchen



Dining room



Bedroom



Bedroom



Bathroom



Laundry room



Balcony



Back facade



Frontage



Total 966 sq. ft.  
10' Private Bal. 40 sq. ft.  
Excluded Areas: Balcony, 70 sq. ft. Walk, 60 sq. ft.  
\*Measurements are approximate and subject to change.

Other

Centris®