

**ROYAL LEPAGE VILLAGE**  
 Real Estate Agency  
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**Centris No.** 27571868 (Active)



**\$619,000**

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

**Region** Montréal  
**Neighbourhood** Central  
**Near**  
**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	2020
<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 (2022)
<b>Building Type</b>	Detached	<b>Special Contribution</b>	
<b>Floor</b>	2nd floor	<b>Meeting Minutes</b>	Yes (2023)
<b>Total Number of Floors</b>	5	<b>Financial Statements</b>	Yes (2024)
<b>Total Number of Units</b>	55	<b>Building Rules</b>	
<b>Private Portion Size</b>		<b>Reposess./Judicial auth.</b>	No
<b>Gross Priv. Portion Area</b>	1,113 sqft	<b>Building insurance</b>	
<b>Building Area</b>		<b>Maintenance log</b>	
<b>Lot Size</b>		<b>Co-ownership insurance</b>	Yes (2025)
<b>Lot Area</b>		<b>Contingency fund study</b>	
<b>Cadastre of Private Portion</b>	6351503	<b>Cert. of Loc. (divided part)</b>	No
<b>Cadastre of Common Portions</b>	6351489	<b>File Number</b>	
<b>Trade possible</b>		<b>Occupancy</b>	2025-08-04
<b>Zoning</b>	Residential	<b>Deed of Sale Signature</b>	2025-08-04

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2025	<b>Municipal</b>	\$4,345 (2024)	<b>Condo Fees (\$459/month)</b>	\$5,508
<b>Lot</b>	\$42,900	<b>School</b>	\$475 (2025)	<b>Common Exp.</b>	
<b>Building</b>	\$553,000	<b>Infrastructure</b>		<b>Electricity</b>	\$677
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$595,900 (103.88%)	<b>Total</b>	\$4,820	<b>Total</b>	\$6,185

## Room(s) and Additional Space(s)

<b>No. of Rooms</b>		<b>No. of Bedrooms (above ground + basement)</b>		<b>No. of Bathrooms and Powder Rooms</b>	
8		2+0		2+0	
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
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
<b>Additional Space</b>	<b>Size</b>	<b>Cadastre/Unit number</b>	<b>Description of Rights</b>
Garage		28	Private portion
Garage		29	Private portion
Storage space		16	Common portion for restricted use

Features

<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, Forced air	<b>Parkg (total)</b>	Garage (2)
<b>Basement</b>		<b>Driveway</b>	
<b>Bathroom</b>	Ensuite bathroom	<b>Garage</b>	Built-in, Double width or more, Heated
<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>	Private balcony, Central air conditioning, Air exchange system, Electric garage door opener, Indoor storage space	<b>View</b>	
<b>Building Amenity</b>	Visitor parking, Bicycle storage area, Elevator	<b>Proximity</b>	Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM)
<b>Building's Distinctive Features</b>		<b>Roofing</b>	
<b>Energy efficiency</b>			
<b>Mobility impaired accessible</b>			

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.



Dining room



Frontage



Frontage



Kitchen



Kitchen



Kitchen



Kitchen



Dining room



Dining room



Kitchen



Dining room



Dining room



Living room



Living room



Living room



Living room





Living room



Living room



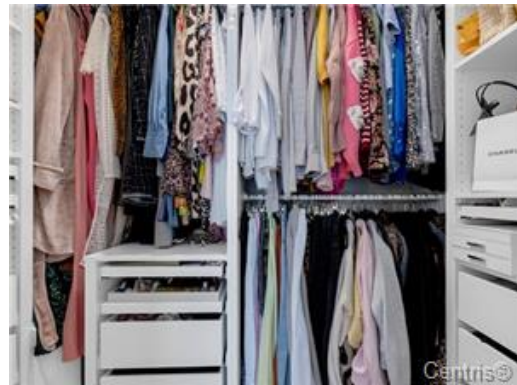
Primary bedroom



Primary bedroom



Ensuite bathroom



Walk-in closet



Bedroom



Bedroom