

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

Office : 514-694-2121
 Fax : 514-695-1869
villagepc@royallepage.ca



Centris No. 9243133 (Active)



\$669,000

**515 Rue Montcalm
 Dollard-Des Ormeaux
 H9G 1K6**

Region Montréal

Neighbourhood West

Near

Body of Water

Property Type	Two or more storey	Year Built	1966
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	60 X ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (1966)
Lot Size		File Number	
Lot Area	5,850 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	1458386	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2022	Municipal	\$4,014 (2022)	Common Exp.	
Lot	\$250,000	School	\$414 (2022)	Electricity	\$1,082
Building	\$179,400	Infrastructure		Oil	
		Water		Gas	\$2,095
Total	\$429,400	Total	\$4,428	Total	\$3,177

Room(s) and Additional Space(s)					
No. of Rooms	11	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	17.3 X 12.6 ft	Wood		
GF	Dining room	10.11 X 11.11 ft	Wood		
GF	Kitchen	16.7 X 11.7 ft	Laminate floor	dINETTE	
GF	Powder room	3.1 X 7.6 ft	Ceramic		
2	Primary bedroom	14.1 X 12.11 ft	Wood		
2	Bedroom	10.5 X 9.5 ft	Wood		
2	Bedroom	9.9 X 8.3 ft	Carpet		
2	Bedroom	9.10 X 12.11 ft	Wood		
2	Bathroom	7.6 X 8.3 ft	Ceramic		
BA1	Playroom	26.8 X 12 ft	Laminate floor		
BA1	Bathroom	9.4 X 6.2 ft	Ceramic		

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$30)
Water Supply	Municipality	Renovations	
Foundation		Pool	
Roofing	Asphalt shingles	Parkg (total)	Garage (1)
Siding		Driveway	Asphalt
Windows		Garage	Attached, Single width
Window Type		Carport	
Energy/Heating	Natural gas	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	off the kitchen (1st level/Ground floor)	View	
Fireplace-Stove		Proximity	Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central air conditioning, Electric garage door opener, Alarm system, Central heat pump	Energy efficiency	

Restrictions/Permissions**Inclusions**

All light fixtures, blinds, electric garage door opener and one remote, dishwasher, alarm system

Exclusions

Curtains and rods, fridge, stove, washer, dryer

Broker - Remarks

This 4 bedroom home has been lovingly maintained by the owner since 1973. It features hardwood floors on 2 levels, finished basement, 2 updated bathrooms and a private backyard. Located on a quiet street facing park, tennis courts and community pool. Close to public transportation, shops, restaurants and Fairview mall.

Addendum

-Pre- listing building inspection report is available

-A new Certificate of Location was ordered

Sale without legal warranty of quality, at the buyer's risk and peril**Seller's Declaration**

Yes SD-06751

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



Interior



Interior



Living room



Living room



Living room



Living room



Living room



Dining room



Kitchen



Kitchen



Kitchen



Dinette



Dinette



Hall



Powder room



Dinette



Hall



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bedroom