



Residential and Commercial Real Estate Broker
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Centris No. 23953106 (Active)

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\$1,825,000

6 Rue Fleming
Dollard-des-Ormeaux
H9A 3J7
Region Montréal
Neighbourhood Central
Near
Body of Water

Property Type	Two or more storey	Year Built	2004
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	46 X 42 ft	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area	1,932 sqft	Cert. of Loc.	Yes (2003)
Lot Size	100 X 62 ft	File Number	
Lot Area	6,200 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	1944979	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$11,356 (2026)	Common Exp.	
Lot	\$550,500	School	\$1,198 (2025)	Electricity	
Building	\$1,113,600	Infrastructure		Oil	
		Water		Gas	
Total	\$1,664,100 (109.67%)	Total	\$12,554	Total	

Room(s) and Additional Space(s)								
No. of Rooms	19		No. of Bedrooms (above ground + basement)	4+2		No. of Bathrooms and Powder Rooms	3+1	
Level	Room	Size	Floor Covering	Additional Information				
GF	Living room	13.7 X 12 ft	Wood					
GF	Dining room	14.4 X 12 ft	Wood					
GF	Family room	17.9 X 13.9 ft	Wood	Fireplace-Stove.				
GF	Kitchen	22.10 X 15 ft irr	Ceramic					
GF	Powder room	6.9 X 4 ft	Ceramic					
GF	Office	10 X 8.11 ft irr	Wood					
GF	Hall	21.7 X 6.8 ft	Ceramic					
2	Primary bedroom	25.2 X 14.6 ft irr	Wood					
2	Bathroom	14.7 X 11.5 ft irr	Ceramic	En Suite				
2	Walk-in closet	7.11 X 7.9 ft	Wood					
2	Den	12 X 9.6 ft	Wood					

2	Bedroom	12.3 X 12.11 ft	Wood	
2	Den	15.3 X 11.4 ft	Wood	
2	Bathroom	15.3 X 5.7 ft	Ceramic	Family Bathroom
BA1	Bedroom	11.11 X 10.2 ft	Parquetry	
BA1	Bedroom	18.6 X 13.6 ft	Parquetry	
BA1	Bathroom	6.11 X 5.9 ft	Ceramic	
BA1	Laundry room	13.3 X 8.3 ft	Ceramic	
BA1	Playroom	29.3 X 18.10 ft irr	Parquetry	
BA1	Storage	9.11 X 5 ft		
BA1	Storage	5 X 3.8 ft		
BA1	Storage	9.3 X 3.10 ft irr		
Additional Space			Size	
Patio			20 X 16 ft irr	
Patio			14.6 X 12.1 ft	
Garage			20.3 X 18.9 ft	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (2)
Siding	Brick, Stone	Driveway	Paving stone
Windows		Garage	Double width or more
Window Type		Carpport	
Energy/Heating	Electricity, Natural gas	Lot	
Heating System	Electric baseboard units, Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove	Gas fireplace, Wood fireplace	Proximity	Bicycle path, Elementary school, High school, Highway, Park
Kitchen Cabinets	Wood	Building's Distinctive Features	
Property/Unit Amenity		Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Fridge, stove, dishwasher, microwave, food warmer, wine fridge , washer, dryer, central vacuum and accessories, Window coverings where installed, sprinkler, intercom system, electric garage openers and 2 remotes and the hot tub (not in working order).

Exclusions

>>> Dining room Light fixture

Remarks

This executive residence is located in a prestigious area of Dollard-des-Ormeaux offering exceptional living space, timeless elegance, and refined architectural details. Featuring a unique layout of 4+2 bedrooms, 3 full bathrooms, powder room, home office. This distinguished home is perfectly suited for family living and entertaining. An entryway opens into the formal living room and dining room. The spacious eat-in kitchen features French doors leading to the backyard. Around the corner, you'll find a stunning family room with cathedral ceilings, a beautiful fireplace, and custom built-ins.

Addendum

An entryway opens into the formal living room and dining room. The spacious eat-in kitchen features French doors leading to the backyard. Around the corner, you'll find a stunning family room with cathedral ceilings, a beautiful fireplace, and custom built-ins. The main floor also features a private customized office with lots of storage . Located in the central hallway is a

conveniently located powder room

An elegant iron staircase leads to the second level which showcases 4 spacious bedrooms and 2 full bathrooms. Upper hall features French doors that open to a Juliet balcony. The luxurious primary suite serves as a private retreat, complete with its own fireplace, dressing room with his and her closets, and spacious en-suite bathroom.

The fully finished basement with high ceilings adds additional living space and versatility. It features a play area, workstation, gym area, 2 additional bedrooms, a full bathroom, and a laundry room, making it ideal for extended family living or recreation.

Custom built-ins and thoughtful upgrades are found throughout the home, built in aquarium feature connecting the kitchen and family room, intercom system, alarm system , irrigation system , double car garage, uni-stone driveway and pathways, and timeless craftsmanship at every turn.

A must see.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-93747

Source

BLVD IMMOBILIER, 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.