



Residential and Commercial Real Estate Broker

**BLVD IMMOBILIER**  
Real Estate Agency  
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Centris No. 23953106 (Active)

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**\$1,775,000**

**6 Rue Fleming**  
**Dollard-des-Ormeaux**  
**H9A 3J7**  
**Region** Montréal  
**Neighbourhood** Central  
**Near**

**Body of Water**

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

| Municipal Assessment |                       | Taxes (annual)        |                 | Expenses/Energy (annual) |  |
|----------------------|-----------------------|-----------------------|-----------------|--------------------------|--|
| <b>Year</b>          | 2026                  | <b>Municipal</b>      | \$11,356 (2026) | <b>Common Exp.</b>       |  |
| <b>Lot</b>           | \$550,500             | <b>School</b>         | \$1,198 (2025)  | <b>Electricity</b>       |  |
| <b>Building</b>      | \$1,113,600           | <b>Infrastructure</b> |                 | <b>Oil</b>               |  |
|                      |                       | <b>Water</b>          |                 | <b>Gas</b>               |  |
| <b>Total</b>         | \$1,664,100 (106.66%) | <b>Total</b>          | \$12,554        | <b>Total</b>             |  |

## 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           | Fireplace-Stove.       |                                   |  |     |
| GF           | Dining room     | 14.4 X 12 ft                              | Wood           |                        |                                   |  |     |
| GF           | Family room     | 17.9 X 13.9 ft                            | Wood           |                        |                                   |  |     |
| 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        |                        |                                   |  |     |
| 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   |           |                 |
| <b>Additional Space</b> |              | <b>Size</b>         |           |                 |
| Patio                   |              | 20 X 16 ft irr      |           |                 |
| Patio                   |              | 14.6 X 12.1 ft      |           |                 |
| Garage                  |              | 20.3 X 18.9 ft      |           |                 |

## Features

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

## 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.



Frontage



Hall



Other



Hall



Hall



Living room



Overall view



Dining room





Dining room



Dining room



Dinette



Dinette



Kitchen



Kitchen



Kitchen



Family room



Family room



Family room



Office



Powder room



Hall



Hall



Hall



Primary bedroom