



Residential and Commercial Real Estate Broker

**BLVD IMMOBILIER**  
Real Estate Agency  
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Pointe-Claire (QC) H9R 4S2

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Centris No. 13451110 (Active)



**\$499,999**

**190 Rue Andras**  
**Dollard-des-Ormeaux**  
**H9B 1R6**

**Region** Montréal

**Neighbourhood** East

**Near**

**Body of Water**

<b>Property Type</b>	House	<b>Year Built</b>	1971
<b>Style</b>	Two or more 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 (1972)
<b>Building Type</b>	Attached corner unit	<b>Special Contribution</b>	
<b>Floor</b>		<b>Meeting Minutes</b>	Yes (2023)
<b>Total Number of Floors</b>		<b>Financial Statements</b>	
<b>Total Number of Units</b>		<b>Building Rules</b>	
<b>Private Portion Size</b>		<b>Repossess./Judicial auth.</b>	No
<b>Priv. Portion Area</b>		<b>Building insurance</b>	
<b>Building Area</b>		<b>Maintenance log</b>	
<b>Lot Size</b>		<b>Co-ownership insurance</b>	
<b>Lot Area</b>		<b>Contingency fund study</b>	
<b>Cadastre of Private Portion</b>	2259032	<b>Cert. of Loc. (divided part)</b>	No
<b>Cadastre of Common Portions</b>	2258835 , 2259000 , 2259047	<b>File Number</b>	
<b>Trade possible</b>		<b>Occupancy</b>	30 days PP/PR Accepted
<b>Zoning</b>	Residential	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2024	<b>Municipal</b>	\$2,767 (2024)	<b>Condo Fees (\$259/month)</b>	\$3,108
<b>Lot</b>	\$168,700	<b>School</b>	\$253 (2023)	<b>Common Exp.</b>	
<b>Building</b>	\$212,600	<b>Infrastructure</b>		<b>Electricity</b>	
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$381,300 (131.13%)	<b>Total</b>	\$3,020	<b>Total</b>	\$3,108

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	7	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	11.5 X 17.1 ft	Wood		
GF	Dining room	9.2 X 12.3 ft	Wood		
GF	Kitchen	7.11 X 9 ft	Ceramic		

GF	Powder room	4.1 X 4.6 ft	Ceramic
2	Bedroom	9.1 X 13.1 ft irr	Laminate floor
2	Bedroom	9.7 X 7.9 ft	Laminate floor
2	Primary bedroom	11.5 X 17.2 ft	Laminate floor
2	Bathroom	4.10 X 9.1 ft irr	Ceramic
BA1	Family room	16.7 X 31.11 ft irr	Flexible floor coverings

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Siding</b>	Brick	<b>Pool</b>	
<b>Windows</b>		<b>Cadastre - Parkg (incl. pr</b>	
<b>Window Type</b>	Sliding	<b>Cadastre - Parkg (excl. pr</b>	
<b>Energy/Heating</b>		<b>Leased Parkg</b>	
<b>Heating System</b>	Electric baseboard units	<b>Parkg (total)</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Driveway</b>	
<b>Bathroom</b>		<b>Garage</b>	
<b>Washer/Dryer (installation)</b>	Basement (Basement 1)	<b>Carport</b>	
<b>Fireplace-Stove</b>		<b>Lot</b>	Fenced
<b>Kitchen Cabinets</b>	Thermoplastic	<b>Topography</b>	Flat
<b>Restrictions/Permissions</b>		<b>Distinctive Features</b>	Enclosed
<b>Pets</b>		<b>Water (access)</b>	
<b>Property/Unit Amenity</b>		<b>View</b>	
<b>Building Amenity</b>		<b>Proximity</b>	Commuter train, Daycare centre, Elementary school, Highway, Park, Public transportation
<b>Building's Distinctive Features</b>	Corner unit	<b>Roofing</b>	
<b>Energy efficiency</b>			
<b>Mobility impaired accessible</b>			

## Inclusions

kitchen- fridge , stove, dishwasher, microwave Dining room -table and six chairs, hutch/display Living room- 3 sofas, coffee table, wall unit , lamps Master bedroom-bed , armoire , dresser and mirror Bedroom- Murphy bed Bedroom - bed , small dresser, fridge Basement-3 futon sofas, desk and chair, queen bed, table, washer& dryer . Gazebo, table and 4 chairs, bbq.

## Exclusions

## Remarks

Welcome to your new home in a family-friendly neighborhood! This charming 3-bedroom, 1.5-bathroom townhouse is nestled in a serene community close to parks, schools, stores, and transportation hubs, ensuring convenience and comfort for you and your family

## Addendum

As you step inside, the open layout seamlessly connects the living room to the dining area and kitchen, creating a warm and inviting atmosphere.

The kitchen boasts modern appliances, upgraded cabinets , and granite counter tops . Adjacent to the kitchen is a cozy dining area, ideal for family meals or casual gatherings.

Upstairs, you'll find three bright and airy bedrooms, each offering plenty of closet space and natural light. The primary bedroom features an oversized bedroom with his and hers closets. Two other bedrooms and a full bathroom with a bathtub/shower combination complete the upper floor.

Outside, you'll discover a private patio or backyard space, perfect for enjoying the outdoors or hosting summer barbecues. Additionally, the townhouse community offers well-maintained common areas and amenities, including inground pool and community center.

With its unbeatable location near parks, schools, stores, and transportation options, this townhouse offers the perfect blend

of comfort, convenience, and community. Don't miss out on the opportunity to call this place home!

**Sale with legal warranty of quality**

**Seller's Declaration**

Yes SD-03364

**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.