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**\$625,000**

74 Rue Chatillon, Dollard-Des Ormeaux, H9B 1B3 (Manuel)

**Centris® No.**

18292150 (Active)

**Seller's Declaration**

Yes

<b>Property Type</b>	Two or more storey	<b>Occupancy</b>	90 days PP/PR Accepted
<b>Building Type</b>	Detached	<b>Deed of Sale Signature</b>	90 days PP/PR Accepted
<b>Year Built</b>	1972	<b>Lot Eval.</b>	\$187,700 (2019)
<b>Expected Delivery Date</b>		<b>Building Eval.</b>	\$241,900 (2019)
<b>Building Size</b>	41 X 27 ft	<b>Mun. Taxes</b>	\$4,467 (2019)
<b>Living Area</b>		<b>School Taxes</b>	\$708 (2019)
<b>Lot Size</b>	61.5 X 90 ft	<b>Additional Rev.</b>	No
<b>Lot Area</b>	5,535 sqft	<b>Intergenerational</b>	
<b>Cert. of Location</b>	Yes (1986)	<b>Seasonal</b>	
<b>Body of Water</b>			



Rooms	11	Bedrooms	4+0	Bathrooms and Powder Rooms	2+1
Level	Room		Size	Floor Covering	
GF	Living room		17.5 X 13 ft	Laminate floor	
GF	Dining room		11 X 9 ft	Laminate floor	
GF	Kitchen		20 X 11.6 ft	Ceramic	
GF	Family room		19.8 X 10.5 ft	Laminate floor	
GF	Hall		13.5 X 8 ft		
2	Master bedroom		18 X 11 ft	Parquetry	
2	Ensuite bathroom		11.5 X 8 ft	Ceramic	
2	Bedroom		12.5 X 10.5 ft	Laminate floor	
2	Bedroom		13.5 X 11.5 ft	Carpet	
2	Bedroom		13.5 X 9.5 ft	Laminate floor	



**Inclusions**

Wall oven, cooktop, fridge, dishwasher, hot water heater  
 gas, window treatments, alarm system (equipment only)

**Exclusions**



<b>Sewage System</b>	Municipality	<b>Heating System</b>	Forced air	<b>Equip./Serv.</b>	Central air conditioning, Electric garage door opener
<b>Water Supply</b>	Municipality	<b>Water (access)</b>			
<b>Pool</b>					
<b>Parking</b>	Driveway (4), Garage (2)	<b>Fireplace-Stove</b>	Yes	<b>Renovations</b>	

Well located, very spacious and well cared for 4 bedroom cottage. Master bedroom has ensuite bath and 2 walkin closets. Recently renovated main floor family room and basement playroom. Main floor laundry. Spacious 2 car garage. Fully fenced yard with large newer deck in south facing backyard.

Fireplace & chimney are sold without legal warranty with respect to their compliance with applicable regulations & insurance company requirements.

Source: ROYAL LEPAGE ELITE, Real Estate Agency

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