



**Andres Pedriks**, Real Estate Broker  
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**Centris® No. 27710619 (Active)**



**\$1,950/month X 12 month(s)**

**6 Rue Malcolm  
 Dollard-Des Ormeaux  
 H9B 1K9**

**Region** Montréal  
**Neighbourhood** East  
**Near**  
**Body of Water**

<b>Property Type</b>	Bungalow	<b>Year Built</b>	
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>		<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	No
<b>Lot Size</b>		<b>File Number</b>	
<b>Lot Area</b>		<b>Occupancy</b>	5 days PP/PR Accepted
<b>Cadastre</b>	2 262 457	<b>Deed of Sale Signature</b>	5 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>	<b>Taxes (annual)</b>	<b>Expenses/Energy (annual)</b>
<b>Year</b>	<b>Municipal</b>	<b>Common Exp.</b>
<b>Lot</b>	<b>School</b>	<b>Electricity</b>
<b>Building</b>	<b>Infrastructure</b>	<b>Oil</b>
	<b>Water</b>	<b>Gas</b>
<b>Total</b>	<b>Total</b>	<b>Total</b>

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	8	No. of Bedrooms	3+1	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Playroom	13 X 10 ft	Wood	Fireplace-Stove. electric	
GF	Bedroom	12.5 X 11 ft	Wood		
GF	Office	12.5 X 11 ft	Wood		
2	Living room	15.5 X 11 ft	Wood		
2	Kitchen	18 X 10 ft	Ceramic	includes dining	
2	Master bedroom	13.5 X 11 ft	Wood		
2	Bedroom	14.5 X 9 ft	Wood		
2	Bedroom	11 X 8.5 ft	Wood		

<b>Features</b>	
<b>Sewage System</b>	Municipality
<b>Water Supply</b>	Municipality
<b>Rented Equip. (monthly)</b>	
<b>Renovations</b>	

<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parking</b>	Garage (1)
<b>Siding</b>	Aluminum, Brick	<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	Attached, Built-in, Heated, Single width
<b>Window Type</b>	Casement	<b>Carport</b>	
<b>Energy/Heating</b>	Dual energy, Natural gas	<b>Lot</b>	
<b>Heating System</b>	Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>		<b>View</b>	
<b>Fireplace-Stove</b>		<b>Proximity</b>	Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Central air conditioning	<b>Energy efficiency</b>	

### Inclusions

Fridge, Stove, Dishwasher (portable), Washer, Dryer

### Exclusions

### Broker - Remarks

Well located 3+1 Bedroom bungalow. Large garage. Hardwood floors throughout. Lovely, updated and freshly painted. Playroom in basement. Huge deck through patio doors in kitchen. Mature pleasant yard.

### Addendum

3+1 bedrooms, 2 bathrooms, 3 car driveway. Finished basement includes laundry room, heated garage, bedroom, bathroom and family room. Magnificent proximity to Sunnybrooke Park - walk out the door to 2 elementary schools, splash park, skating/jogging track, soccer, baseball, 2 playgrounds, tennis and basketball courts. Updates include new roof, doors, windows, air conditioning. Kitchen and bathroom renos in progress. Private hedged backyard with large wood deck - lots of open greenspace for kids to play. Located close to banks, depanneurs, pharmacies, restaurants, food markets, schools, hospitals, Centennial Plaza, Galeries des Sources, Cinema Guzzo, Buzzfit Gym, library, municipal sports complex, and Fairview Pointe-Claire. Five minutes from highway 40 - walking distance to Sunnybrooke train station or downtown express bus on Sources. Close to Bois-de-Liesse Park and nearby bike paths. Includes appliances, and can be partially furnished if desired. First time on the market, move-in date is flexible - don't miss this opportunity!!! \$1950 per month.

### Seller's Declaration

No

### Source

ROYAL LEPAGE ELITE, Real Estate Agency