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\$2,000 per month X 1 year(s)

3 Rue Malcolm, Dollard-Des Ormeaux, H9B 1K9 (Hyman)

Centris® No.

28684010 (Active)

Seller's Declaration

No

Property Type	Bungalow	Occupancy	90 days PP/PR Accepted
Building Type	Detached	Deed of Sale Signature	90 days PP/PR Accepted
Year Built	1975	Lot Eval.	\$183,500 (2017)
Expected Delivery Date		Building Eval.	\$159,200 (2017)
Building Size		Mun. Taxes	
Living Area		School Taxes	
Lot Size		Additional Rev.	No
Lot Area	5,411.02 sqft	Intergenerational	
Cert. of Location	No	Seasonal	
Body of Water			



Rooms	9	Bedrooms	3+1	Bathrooms and Powder Rooms	2+0
Level		Room		Size	Floor Covering
GF		Living room		14 X 11.9 ft	Wood
GF		Dining room		12 X 9.5 ft	Wood
GF		Kitchen		11.1 X 9.6 ft	Tiles
GF		Master bedroom		12.9 X 11.6 ft	Wood
GF		Bedroom		11.6 X 11 ft	Wood
GF		Bedroom		9.3 X 8.3 ft	Wood
BA1		Family room		20 X 16 ft	Laminate floor
BA1		Bedroom		12 X 8.9 ft	Laminate floor
BA1		Laundry room		7.3 X 6.3 ft	Concrete



Inclusions

Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Dining room table, chairs & buffet, living room sofas, chairs & coffee table, basement family room sofas, coffee table & end tables, central vacuum and

Exclusions

Gas, Electricity, Internet



Sewage System	Heating System	Equip./Serv.
Water Supply	Water (access)	
Pool		
Parking	Fireplace-Stove No	Renovations

Conveniently located raised bungalow featuring 3+1 bedrooms 2 renovated bathrooms & 1 car garage. The home has been lovingly maintained throughout the years including an updated kitchen with granite counters & new tile floors, new hardwood flooring on the main level, fully finished basement, new windows & roof, south facing backyard.

3+1 bedrooms, 2 full bathrooms, lots of storage space, 4 car driveway, heated garage, . Finished basement includes walk-in cedar closet, laundry room, heated garage, bedroom, new bathroom and rustic family room with river stone fireplace and cedar wall panels. Magnificent view of Sunnybrooke Park - walk out the door to 2 elementary schools (French or English), splash park, skating/jogging track, soccer, baseball, 2 playgrounds, tennis and basketball courts. Updates include new roof, windows, bathrooms, kitchen, wood floors, water tank, central vacuum and landscaping. Private hedged backyard with wood deck. Garden includes raspberries, blackberries, mint, tomatoes and blue grapes. Located close to banks, convenience stores, shops, restaurants, food markets, pharmacies, schools, hospitals, Centennial Plaza, Galeries des Sources, Cinema Guzzo, Monster Gym, and Fairview Pointe-Claire. Five minutes from highway 40 - walking distance to Sunnybrooke train station or Express bus on Sources.

Source: ROYAL LEPAGE ELITE, Real Estate Agency