

Centris No. 13370494 (Active)

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\$539,000

70 Ch. Davignon
Dollard-des-Ormeaux
H9B 2E8
Region Montréal
Neighbourhood East
Near Bd de Salaberry
Body of Water

Property Type	Two or more storey	Year Built	1975
Building Type	Attached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	7.37 X 8.94 m	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (1983)
Lot Size		File Number	
Lot Area	232.3 sqm	Occupancy	30 days PP/PR Accepted
Cadastre	2260639	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$3,025 (2026)	Common Exp.	
Lot	\$156,800	School	\$282 (2026)	Electricity	\$1,950
Building	\$249,700	Infrastructure		Oil	
		Water		Gas	
Total	\$406,500 (132.60%)	Total	\$3,307	Total	\$1,950

Room(s) and Additional Space(s)				
No. of Rooms	11	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	4.42 X 3.35 m	Wood	
GF	Dining room	2.9 X 3.38 m	Wood	
GF	Kitchen	2.67 X 5.05 m	Ceramic	
GF	Bathroom	1.04 X 1.85 m	Ceramic	
2	Primary bedroom	3.51 X 4.5 m	Parquetry	
2	Bedroom	3 X 3.38 m	Parquetry	
2	Bedroom	3.48 X 3 m	Parquetry	
2	Bathroom	3.48 X 3.94 m	Ceramic	
BA1	Playroom	7.39 X 3.25 m	Concrete	
BA1	Laundry room	2.59 X 1.93 m	Concrete	
BA1	Storage	4.14 X 3.02 m	Concrete	
Additional Space			Size	
Garage			3.07 X 6.2 m	

Features		
Sewage System	Municipality	Rented Equip. (monthly)
Water Supply	Municipality	Renovations

Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (2), Garage (1)
Siding		Driveway	Asphalt
Windows		Garage	Built-in, Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	Bordered by hedges, Fenced
Heating System	Electric baseboard units	Topography	
Basement	6 feet and more, Unfinished	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	. (Basement 1)	View	
Fireplace-Stove		Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation, Réseau Express Métropolitain (REM), Civic Center
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Wall-mounted air conditioning, Private yard, Electric garage door opener	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions
all light fixtures, washer/dryer, water tank is owned (due to be replaced)

Exclusions

Remarks
Great opportunity to make this 3-bedroom, 1.5-bathroom attached townhouse your own! Clean and move-in ready, with plenty of potential to update and personalize over time. The main floor features wood flooring and a functional layout, while the unfinished basement offers additional possibilities. Enjoy a fenced backyard, garage and a quiet crescent location in a convenient neighbourhood. Close to shops, schools, the Civic Centre, Centennial Park, walking paths and everyday amenities.

Sale with exclusion(s) of legal warranty : The sale is made without legal warranty and at risk and peril of the buyer

Seller's Declaration
Yes SD-03978

Source
ROYAL LEPAGE VILLAGE, 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.