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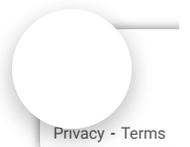
BUNGALOW FOR SALE, DOLLARD-DES-ORMEAUX

SOLD



PHOTOS

141, RUE SPRING GARDEN, DOLLARD-DES-ORMEAUX
CENTRIS NO. 12115216



Welcome to 141 Spring Garden Impeccable Bungalow built with a solid foundation by Grilli Construction. Newer windows, front door, patio door and Newer Roof. This property is Nestled near Rem Adonis, Guzzo Movie Theater, and Centennial Plaza aside from Churches & temples. This property may also be converted into an intergenerational home. Near hwy 40 & many schools, parks, groceries, pharmacies, West Island Market, and much more...

DETAILED INFORMATION

CHARACTERISTICS

Property Type	Bungalow
Year of construction	1980
Type of building	Detached
Trade possible	
Building dimensions	44.00 ft. x 25.00 ft.
Living Area	
Lot dimensions	96.00 ft. x 73.00 ft.
Deed of Sale Signature	90 days
Zoning	Residential
Pool	
Water supply	Municipality
Parking (total)	Garage (2) , Outdoor (4)
Foundation	Poured concrete
Driveway	Double width or more, Asphalt
Roofing	Asphalt shingles
Garage	Fitted, Double width or more, Heated
Siding	Brick, Aluminum
Lot	Landscape, Fenced
Windows	Aluminum
Topography	Flat
Window Type	Sliding
Distinctive Features	
Energy/Heating	Electricity
View	
Basement	Finished basement, 6 feet and over
Proximity	Public transport, Cross-country skiing, Réseau Express Métropolitain (REM), Elementary school, Bicycle path, Park - green area, Daycare centre, Highway

Bathroom	Adjoining to primary bedroom
Sewage system	Municipal sewer
Heat	Wood burning stove
Equipment available	Partially furnished, Electric garage door, Private yard, Private balcony
Heating system	Electric baseboard units
Cupboard	Wood

DIMENSIONS

Width of the building	44.00 ft.
Depth building	25.00 ft.
Lot frontage	96.00 ft.
Depth of field	73.00 ft.
Lot dimensions (Sq. ft.)	7,437.00 sq. ft.

FEES AND TAXES

School taxes :	\$499 (2023)
Municipal Taxes :	\$1 (2023)
Total	\$500

MUNICIPAL EVALUATION

Year	2021
Lot	\$268,400
Building	\$410,100
Total	\$678,500

ROOM DIMENSIONS

Room(s) : 7 | Bedroom(s) : 3 | Bathroom(s) : 2 | Powder room(s) : 0

Room(s)	Level	Dimensions	Type of flooring	Additional information
Laundry room	Basement	10.4x5.5 ft.	Linoleum	
Playroom	Basement	23.9x16 ft.	Carpet	
Bedroom	Ground floor	11x9.4 ft.	Parquetry	
Bathroom	Ground floor	10.7x10.2 ft.	Parquetry	
Primary bedroom	Ground floor	14.6x12.7 ft.	Parquetry	
Kitchen	Ground floor	12.3x11.1 ft.	Linoleum	
Family room	Ground floor	13.6x12.11 ft.	Wood	
Dining room	Ground floor	11.1x9.11 ft.	Wood	

INCLUSIONS

Refrigerator, dishwasher, Hood(over the stove) All Blinds and curtains. All Lights except for the dining room and entrance chandelier

EXCLUSIONS

stove, washer & dryer, 2 chandeliers -in the entrance and the dining room

ADDENDA

Year of Construction -as per city evaluation

Located 2 min. from;

-ReM

-Centennial Plaza (many shops)

-Marcher de L'Ouest

-Canadian tire

-Guzzo Movie Theater

-West Island Medical Clinic

-Beautiful Forest(Sunnybrook)named Sentier des Picnic-bois

-Hwy 40

-Dollard des Ormeaux Cultural Center-Pool, Hockey, Library,
and much More...