

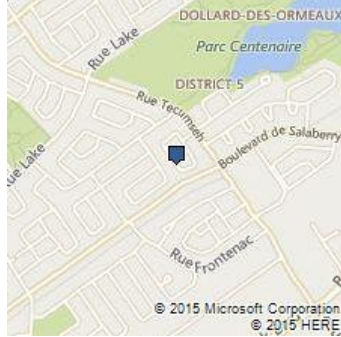


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Centris® No. 24604776 (Active)



\$609,000

143 Rue Albareto
Dollard-Des Ormeaux
H9G 2Y8

Region Montréal
Neighbourhood Central
Near Rue Recumseh
Body of Water

Property Type	Two or more storey	Year Built	1986
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Repossession	
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size	62 X ft irr	File Number	
Lot Area	6,135 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	1460465	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2016	Municipal	\$6,237 (2015)	Common Exp.	
Lot	\$208,100	School	\$1,147 (2016)	Electricity	
Building	\$429,900	Infrastructure		Oil	
		Water		Gas	
Total	\$638,000	Total	\$7,384	Total	

Room(s) and Additional Space(s)					
No. of Rooms	12	No. of Bedrooms	5+0	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	14.6 X 14.8 ft	Parquetry		
GF	Dining room	14.2 X 12.11 ft	Parquetry		
GF	Kitchen	12.4 X 13.11 ft	Ceramic		
GF	Dinette	10.3 X 6.6 ft	Ceramic		
GF	Family room	14.10 X 14.10 ft	Parquetry	Fire place	
2	Master bedroom	15.8 X 13.8 ft	Carpet	Ensuite	
2	Bedroom	14.7 X 14.6 ft	Carpet		
2	Bedroom	19.10 X 12.8 ft	Carpet		
2	Bedroom	11.11 X 15.9 ft	Carpet		
2	Family room	13.9 X 19.10 ft	Carpet	Patio to balcony	
BA1	Playroom	24.6 X 14.5 ft	Parquetry		
BA1	Bedroom	13.1 X 16 ft	Parquetry		

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$14)
Water Supply	Municipality	Renovations	Roof covering - 2005
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parking	Driveway (4), Garage (2)
Siding		Driveway	Double width or more, Paving stone
Windows		Garage	Built-in, Double width or more, Heated
Window Type		Carport	
Energy/Heating	Electricity	Lot	Fenced, Landscaped
Heating System	Forced air	Topograpy	
Basement	6 feet and more, Finished basement	Distinctive Features	Cul-de-sac
Bathroom	Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)	Powder room (1st level/Ground floor)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Elementary school, High school, Highway, Park, Public transportation
Kitchen Cabinets	Wood	Building's Distinctive Features	
Equipment/Services	Central vacuum cleaner system installation, Electric garage door opener, Alarm system, Central heat pump	Energy efficiency	

Inclusions**Exclusions****Broker - Remarks**

Grilli Heritage 2 , located in most desirable area of DDO on a child safe crescent. featuring 4 large bedrooms + oversized den on Upper level. Large family room on main floor open to the oak stained kitchen. closed vestibule. open concept living/dining w/french doors. Double garage, finished basement new front door and garage doors. must see..

Seller's Declaration

Yes SD-12694

Source

GROUPE SUTTON - EXPERT FD, 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.



Frontage



Frontage



Hall



Kitchen



Kitchen



Living room



Living room



Powder room



Dinette



Living room



Dining room



Dining room



Master bedroom



Family room



Bathroom



Bedroom



Basement



Back facade



Back facade



Back facade