

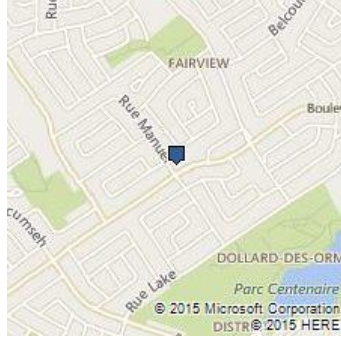


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**Centris® No.** 14247200 (Active)



**\$439,000**

**171 Rue Roger-Pilon**  
**Dollard-Des Ormeaux**  
**H9B 1A9**

**Region** Montréal  
**Neighbourhood** Central  
**Near** Rue Fredmir  
**Body of Water**

<b>Property Type</b>	Split-level	<b>Year Built</b>	1974
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>		<b>Repossession</b>	
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	No
<b>Lot Size</b>	55 X ft irr	<b>File Number</b>	
<b>Lot Area</b>	6,915 sqft	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre</b>	1326598	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2015	<b>Municipal</b>	\$4,066 (2015)	<b>Common Exp.</b>	
<b>Lot</b>	\$212,000	<b>School</b>	\$710 (2015)	<b>Electricity</b>	
<b>Building</b>	\$189,800	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$401,800	<b>Total</b>	\$4,776	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	9	No. of Bedrooms	3+1	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
2	Living room	11.11 X 17.7 ft	Parquetry		
2	Dining room	12.6 X 9.3 ft	Parquetry		
2	Kitchen	10.10 X 12.6 ft	Ceramic		
GF	Family room	15.5 X 15.7 ft	Carpet	Fireplace-Stove. Patio door	
3	Master bedroom	14.8 X 12.6 ft	Parquetry	Ensuite	
3	Bedroom	11.4 X 14.2 ft	Parquetry		
3	Bedroom	10.9 X 9 ft	Parquetry		
BA1	Playroom	17.9 X 16.2 ft	Carpet		
BA1	Bedroom	9.11 X 11.7 ft	Carpet		

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

<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parking</b>	Driveway (4), Garage (2)
<b>Siding</b>	Brick	<b>Driveway</b>	Double width or more
<b>Windows</b>		<b>Garage</b>	Attached, Double width or more, Heated
<b>Window Type</b>	Casement	<b>Carport</b>	
<b>Energy/Heating</b>	Natural gas	<b>Lot</b>	Bordered by hedges, Fenced
<b>Heating System</b>	Forced air	<b>Topograpy</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	Street corner
<b>Bathroom</b>	Ensuite bathroom	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Powder room (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	Bicycle path, Elementary school, High school, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Central air conditioning, Electric garage door opener, Alarm system	<b>Energy efficiency</b>	

### Inclusions

Alarm system, all light fixtures, all window coverings, fridge, stove, dishwasher, washer, dryer, garage door opener, A/C unit, irrigation system and Gaz hot water tank.

### Exclusions

### Broker - Remarks

Great location steps to buses, civic center and all commodities, corner double garage split level, spacious family room on main floor with wood fireplace. finished basement. flexible occupancy. windows changed 2003, front and garage doors 2000 hot water tank changed 2009

### Seller's Declaration

Yes SD-3990

### 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



Backyard



Backyard



Hall



Living room



Living room



Living room



Dining room





Dining room



Kitchen



Kitchen



Family room



Master bedroom



Ensuite bathroom



Bedroom



Bedroom



**Bathroom**



**Basement**



**Basement**



**Basement**



**Frontage**



**Backyard**