



Pasquale Testa, Residential Real Estate Broker
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Centris No. 9366213 (Active)



\$1,858,000

209 Rue Myconos
Dollard-des-Ormeaux
H9G 2Y1

Region Montréal
Neighbourhood Central
Near Martinique
Body of Water

Property Type	Two or more storey	Year Built	1987
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	35 X 49 ft irr	Reposess./Judicial auth.	No
Living Area	3,496 sqft	Trade possible	
Building Area	1,748 sqft	Cert. of Loc.	Yes (2012)
Lot Size	100 X 58.6 ft irr	File Number	
Lot Area	6,350 sqft	Occupancy	120 days PP/PR Accepted
Cadastre	1327507	Deed of Sale Signature	120 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$7,296 (2024)	Common Exp.	
Lot	\$513,000	School	\$693 (2024)	Electricity	
Building	\$503,000	Infrastructure		Oil	
		Water		Gas	
Total	\$1,016,000 (182.87%)	Total	\$7,989	Total	

Room(s) and Additional Space(s)					
No. of Rooms	25	No. of Bedrooms (above ground + basement)	4+1	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Entrance hall	7.4 X 9 ft	Ceramic		
GF	Hall	12 X 20 ft	Wood		
GF	Living room	18.7 X 13.3 ft	Wood		
GF	Dining room	13.10 X 11.11 ft	Wood		
GF	Kitchen	12 X 24 ft	Ceramic		
GF	Family room	12.10 X 20.10 ft	Wood	Fireplace-Stove.	
GF	Powder room	4 X 5 ft irr	Ceramic		
GF	Laundry room	7 X 8 ft irr	Ceramic		
2	Curved staircase + hallway	18 X 14.9 ft irr	Wood		
2	Primary bedroom	14.9 X 15.10 ft	Wood		
2	Walk-in closet	4 X 15.10 ft	Wood		
2	Built-in closet	12 X 2 ft	Wood		

2	Bathroom	12.6 X 12.10 ft	Ceramic	en suite
2	Den	12 X 7.6 ft	Wood	
2	Bedroom	12.6 X 10.2 ft	Wood	
2	Bedroom	16.5 X 13 ft	Wood	
2	Bedroom	16.7 X 11 ft	Wood	
2	Bathroom	6 X 10 ft	Ceramic	
BA1	Playroom	21.2 X 16 ft	Wood	
BA1	Cellar/Cold room	5.4 X 7.2 ft	Concrete	
BA1	Bedroom	9.3 X 13.9 ft	Wood	
BA1	Family room	21 X 17 ft irr	Wood	
BA1	Bathroom	9.4 X 7.4 ft	Ceramic	
BA1	Walk-in closet	9.9 X 7.4 ft	Wood	
BA1	Bar	8 X 8 ft	Ceramic	
BA1	Combustion chamber	19.7 X 7.7 ft	Concrete	
Additional Space			Size	
Balcony			12 X 8 ft	
Garage			17 X 19.6 ft irr	
GAZIBO			10 X 10 ft	

Features				
Sewage System	Municipality		Rented Equip. (monthly)	
Water Supply	Municipality		Renovations	
Foundation	Poured concrete		Pool	Heated, Inground
Roofing	Asphalt and gravel		Parkg (total)	Driveway (3), Garage (2)
Siding	Brick, Stucco		Driveway	Paving stone
Windows	Aluminum, PVC		Garage	Built-in
Window Type	Casement		Carport	
Energy/Heating	Electricity		Lot	Fenced, Landscaped
Heating System	Electric baseboard units, Forced air		Topography	Flat
Basement	Finished basement		Distinctive Features	
Bathroom	Bidet, Ensuite bathroom, Separate shower		Water (access)	
Washer/Dryer (installation)	Powder room		View	
Fireplace-Stove	Gas stove		Proximity	Bicycle path, CEGEP, Cross-country skiing, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM)
Kitchen Cabinets	Laminate		Building's Distinctive Features	
Property/Unit Amenity	Water softener, Private balcony, Central air conditioning, Private yard, Air exchange system, Intercom, Electric garage door opener, Alarm system, Central heat pump		Energy efficiency	Solar energy
Restrictions/Permissions			Mobility impaired accessible	
Pets				

Inclusions

Exclusions
Built-in dishwasher, washer and dryer, and TVs with mounting brackets.

Remarks

This fully renovated home is a gem of contemporary elegance. The open-concept design fosters a sense of spaciousness, allowing for a smooth flow between rooms. Modern finishes, high-end materials, and state-of-the-art fixtures contribute to the home's luxurious ambiance. The kitchen is equipped with top-tier appliances and stylish features, making it a focal point for both gourmet cooking and social gatherings. This space seamlessly connects with the welcoming living areas, providing an ideal setting for entertaining friends and family. Situated in the heart of DDO, it has access to all amenities.

Addendum

*** Over the span of a decade, the property underwent a remarkable transformation, embracing a modern aesthetic through meticulous renovations that seamlessly integrated contemporary design elements and technologies ***

Fence was replaced in 2023

All windows were replaced in 2013

Main entrance door and interior doors were replaced in 2023

Swimming pool was added in 2023, (Permit Obtained)

Drive-way, terrace and exterior entrance staircase were paved new in 2023

*** NEW CERTIFICATE OF LOCATION has been ordered ***

New roof covering was installed in 2021

Roof Replacement invoice available

Kitchen and bathrooms ceramic floors are equipped with heating systems, since 2013

Basement floors were redone in 2014

Garage floor and storage cabinets with doors and shelves were installed in 2023

Guest bathroom renovated in full in 2023

All wardrobes were redone in 2023

All floors coverings, first and second floor, were replaced in 2023

Hardwood staircase redone in 2023

Sale with legal warranty of quality**Seller's Declaration**

Yes SD-61609

Source

SERVICES IMMOBILIERS FERRI INC., 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



Other



Other



Staircase



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Family room



Living room



Living room



Dining room



Staircase



Staircase



Den



Den



Powder room



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom