

122 Rue Ryan Dollard-Des-Ormeaux (Montréal)

Reference: 25930514



\$ 1,248,000

6 Bedrooms 3 Bathrooms 41 516 ft² / 78 813 ft²



Ellen Schreter
(514) 233-1811 | Email

Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3



+1 514.933.3235
quebec@barnes-international.com

Bedrooms : 6

Bathrooms : 3

Rooms : 21

Shower rooms : 1

Property area : 41 516 ft²

Plot size : 78 813 ft²

Construction : 1986

Set on a large corner lot in a quiet, established neighbourhood of Dollard-des-Ormeaux, this custom-built detached cottage offers bright, inviting living spaces designed for both everyday family life and entertaining. The upper level features four spacious bedrooms, while the finished basement includes two additional bedrooms and a large open area that can easily be tailored to your family's evolving needs. Ideally located near parks, schools, recreational facilities, shopping, and public transit.

PROPERTY FEATURES* 4 bedrooms on the upper level and 2 in the basement* 3+1 bathrooms* 2 walk-in closets* Welcoming entrance hall* Sunken living room open to a spacious den with fireplace* Primary suite with ensuite bathroom* Ample closet and storage space* Large basement* Central forced-air dual-energy system (electricity and natural gas)* Large corner lot* Spacious backyard with patio* Basement images are virtually staged – work is currently in progress* 2 garage parking parking, side by side* 4 driveway parkingLOCATION* Prime location in Dollard-des-Ormeaux* Established, family-friendly residential neighbourhood* Situated on one of the area's most sought-after streetsNEARBY* Easy access to highways* Close to well-regarded public and private schools, as well as daycares* Near parks, community centre, library, and shopping centres* Cafes, bakeries, restaurants, grocery stores, and daily essentials minutes away* Convenient access to public transit and hospitals* Close to places of worshipNOTES* Certain images have been digitally enhanced for presentation purposes* Floor plans and dimensions are approximate and provided for informational purposes only* The choice of building inspector and notary shall be agreed upon by both parties prior to inspection and closing

Included : Refrigerator in kitchen, dishwasher, double oven, stove, microwave, refrigerator in basement; all light fixtures (except the ones listed in exclusions); all window coverings (blinds, rods, curtains); all speakers (currently not connected); bed frame in primary bedroom.

Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3



+1 514.933.3235
quebec@barnes-international.com

Excluded : Personal items; dining room chandelier; televisions and wall brackets in den and primary bedroom; barbecue; washer and dryer.



Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3



+1 514.933.3235
quebec@barnes-international.com