

122 Rue Ryan Dollard-Des-Ormeaux (Montréal)

Reference: 20802789



\$ 1,450,000

6 Bedrooms 3 Bathrooms 3 857 ft² / 7 322 ft²



Ellen Schreter
(514) 233-1811 | Email

Informations non contractuelles

Bedrooms : 6

Bathrooms : 3

Rooms : 24

Shower rooms : 1

Property area : 3 857 ft²

Plot size : 7 322 ft²

Construction : 1986

FIRST TIME ON THE MARKET, this custom-built detached cottage sits on a large corner lot with a large backyard, in a quiet, tree-lined area of Dollard-des-Ormeaux. Filled with natural light, it offers generous living space and a layout that flows easily for everyday living and entertaining. The upper level features four well-sized bedrooms, with two additional rooms in the large basement. The expansive basement offers excellent potential to tailor the space to your needs. Ideally located in an established, family-friendly neighbourhood close to parks, schools, and amenities.

PROPERTY FEATURES* 4 bedrooms on the upper level and 2 in the basement* 3+1 bathrooms* Welcoming entrance hall* Sunken living room open to a spacious den with fireplace* Primary suite with ensuite bathroom* Ample closet and storage space* Large, fully finished basement with abundant storage* Central forced-air dual-energy system (electricity and natural gas)* Large corner lot* Spacious backyard with patio* 2 garage parking parking, side by side* 4 driveway parking

LOCATION* Prime location in Dollard-des-Ormeaux* Established, family-friendly residential neighbourhood* Situated on one of the area's most sought-after streets

NEARBY* 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 worship

NOTES* Certain images have been digitally enhanced for presentation purposes* Floor plans and dimensions are approximate and provided for informational purposes only* Living area is based on the municipal assessment roll* A new certificate of location has been ordered* The choice of building inspector and notary shall be agreed upon by both parties prior to inspection and closing

Informations non contractuelles

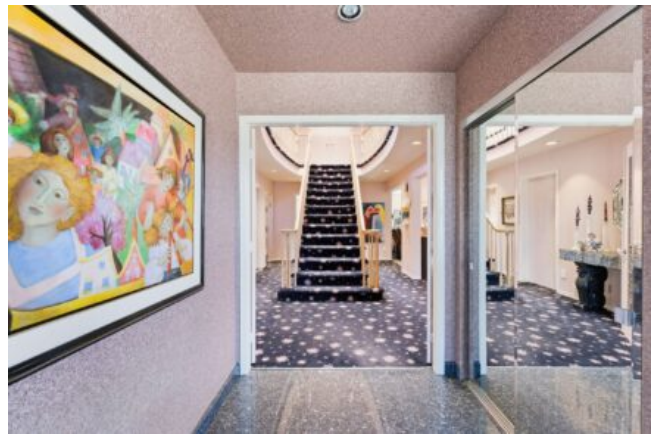
BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3



+1 514.933.3235
quebec@barnes-international.com

Included : Appliances (refrigerator, dishwasher, double oven, stove, microwave, washer, dryer); 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; hot water tank.

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



Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3



+1 514.933.3235
quebec@barnes-international.com