

Centris No. 26076576 (Active)

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\$648,000

33 Rue Rockwood
Dollard-des-Ormeaux
H9A 2S3

Region Montréal
Neighbourhood Central
Near Allenbrooke

Body of Water

Property Type	Bungalow	Year Built	1962
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size		File Number	
Lot Area	557.4 sqm	Occupancy	30 days PP/PR Accepted
Cadastre	1765929	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$1 (2027)	Common Exp.	
Lot	\$376,200	School	\$457 (2026)	Electricity	
Building	\$250,500	Infrastructure		Oil	
		Water		Gas	
Total	\$626,700 (103.40%)	Total	\$458	Total	

Room(s) and Additional Space(s)					
No. of Rooms	11	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	5.03 X 4.93 m	Wood		
GF	Dining room	3.63 X 3.18 m	Wood		
GF	Kitchen	3.48 X 3.3 m	Ceramic		
GF	Primary bedroom	3.48 X 4.04 m	Carpet		
GF	Bedroom	3.48 X 2.82 m	Wood		
GF	Bathroom	3.48 X 1.5 m	Ceramic		
GF	Bedroom	3.05 X 3.38 m	Wood		
BA1	Playroom	4.98 X 5.79 m	Carpet	unfinished	
BA1	Bathroom	2.34 X 1.83 m	Concrete	unfinished	
BA1	Bedroom	3.02 X 3.89 m	Concrete	unfinished	
BA1	Utility	4.6 X 1.83 m	Concrete	unfinished	
Additional Space			Size		
Garage			6.96 X 4.29 m		

Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	Heating - 2018 (\$1)

Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (1)
Siding		Driveway	Asphalt, Double width or more
Windows		Garage	Attached, Built-in
Window Type		Carport	
Energy/Heating	Natural gas	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Partially finished	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	Garage (Basement 1)	View	
Fireplace-Stove		Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Wall-mounted air conditioning	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions
 Fridge, stove, washer, dryer, dishwasher, microwave. Any furniture in the property can be left behind if desired.

Exclusions

Remarks
 Lovingly maintained by its longtime owner, this inviting 3-bedroom home is located on a quiet street in a desirable area of DDO. Featuring beautiful wood floors, an updated kitchen and bathroom, and a spacious primary bedroom with walk-in closet. The unfinished basement offers plenty of possibilities, with plumbing rough-ins already in place for a second bathroom. An oversized garage adds valuable storage and convenience. Ideally located near Centennial Park, schools, parks, shopping and everyday amenities. A wonderful opportunity to make this well-cared-for home your own in an established and sought-after neighbourhood!

Sale with exclusion(s) of legal warranty : The sale is made without legal warranty as to quality and at the risk and peril of the buyer

Seller's Declaration

Yes SD-08196

Source
 ROYAL LEPAGE VILLAGE, 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.