

ROYAL LEPAGE VILLAGE
Real Estate Agency
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Centris No. 17890914 (Active)



\$779,000

206 Rue des Méandres
Vaudreuil-Dorion
J7V 0E2

Region Montérégie
Neighbourhood Vaudreuil East
Near
Body of Water

Property Type	Two or more storey	Year Built	2008
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	28 X 36 ft	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2015)
Lot Size	64 X 98 ft	File Number	
Lot Area	6,260 sqft	Occupancy	90 days PP/PR Accepted
Cadastre	3914516	Deed of Sale Signature	80 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$4,853 (2025)	Common Exp.	
Lot	\$188,600	School	\$482 (2025)	Electricity	\$1,518
Building	\$363,000	Infrastructure		Oil	
		Water		Gas	
Total	\$551,600 (141.23%)	Total	\$5,335	Total	\$1,518

Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
12		4+1		2+1	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	17.3 X 16.1 ft	Wood		
GF	Kitchen	9.8 X 9.8 ft	Ceramic		
GF	Dining room	24.9 X 11.11 ft	Wood		
GF	Powder room	4.11 X 7.1 ft	Ceramic	washer/dryer	
2	Bedroom	11.9 X 19.5 ft	Wood	family room	
2	Primary bedroom	12.2 X 14.7 ft	Wood		
2	Bedroom	10.3 X 11.4 ft	Wood		
2	Bedroom	9.10 X 9.9 ft	Wood		
2	Bathroom	7.11 X 12 ft	Ceramic	separate shower	
BA1	Playroom	14.8 X 25.4 ft	Wood		
BA1	Bedroom	11.1 X 10.10 ft	Wood		
BA1	Bathroom	9.5 X 7.4 ft	Ceramic		

Additional Space Garage		Size 11.3 X 20 ft
Features		
Sewage System	Municipality	Rented Equip. (monthly)
Water Supply	Municipality	Renovations
Foundation	Poured concrete	Pool
Roofing	Asphalt shingles	Parkg (total)
Siding		Driveway
Windows		Garage
Window Type		Carport
Energy/Heating	Electricity	Lot
Heating System	Forced air	Topography
Basement	6 feet and more, Finished basement	Distinctive Features
Bathroom	Separate shower	Water (access)
Washer/Dryer (installation)	Powder room (1st level/Ground floor)	View
Fireplace-Stove		Proximity
Kitchen Cabinets		Building's Distinctive Features
Property/Unit Amenity	Central air conditioning, Air exchange system, Central vacuum cleaner system installation, Electric garage door opener, Alarm system, Central heat pump	Energy efficiency
Restrictions/Permissions		Mobility impaired accessible
Pets		
Inclusions Fridge, stove, dishwasher		
Exclusions light fixtures in: kitchen, dining room, living room, entrance, bathroom on main floor, above staircase		
Remarks Spacious 4+1 bedroom home, well-lit and meticulously maintained. Recent updates include new paving stones in both the front and backyard, adding to the home's charm. Perfect for families looking for comfort and a move-in ready space.		
Sale with legal warranty of quality		
Seller's Declaration		Yes SD-67554
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.		



Frontage



Interior



Living room



Living room



Living room



Kitchen



Kitchen



Kitchen



Kitchen



Overall view



Dining room



Overall view



Powder room



Laundry room



Hall



Bedroom



Primary bedroom



Primary bedroom



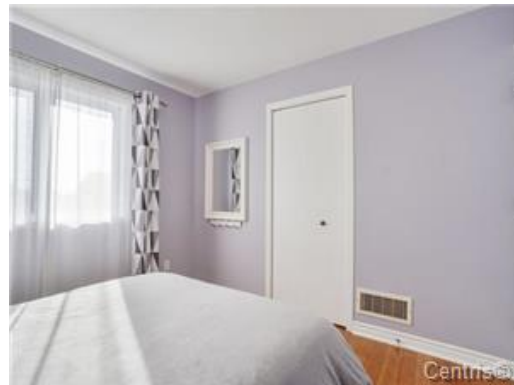
Bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom