

ROYAL LEPAGE VILLAGE
 Real Estate Agency
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 Pointe-Claire (QC) H9R 3J1
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Centris No. 24940983 (Active)



\$589,000

16 Rue Paddington
Dollard-des-Ormeaux
H9G 2S4

Region Montréal
Neighbourhood Central
Near
Body of Water

Property Type	Two or more storey	Year Built	1980
Building Type	Semi-detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	34 X 20 ft	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (1980)
Lot Size	34 X 93 ft	File Number	
Lot Area	3,162 sqft	Occupancy	60 days PP/PR Accepted
Cadastre	1327865	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$3,657 (2025)	Common Exp.	
Lot	\$204,200	School	\$370 (2025)	Electricity	\$606
Building	\$275,100	Infrastructure		Oil	
		Water		Gas	\$1,346
Total	\$479,300 (122.89%)	Total	\$4,027	Total	\$1,952

Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
12		3+0		2+1	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	10.5 X 20.7 ft	Carpet		
GF	Dining room	9.2 X 11.8 ft	Wood		
GF	Kitchen	9.6 X 11.8 ft	Wood	granite counters	
GF	Powder room	4.2 X 4.7 ft	Ceramic		
2	Primary bedroom	12 X 15.1 ft	Wood		
2	Bedroom	8.6 X 12.8 ft	Wood		
2	Bedroom	10.3 X 10.9 ft	Wood		
2	Bathroom	7 X 9.1 ft	Ceramic		
BA1	Playroom	18.5 X 18.7 ft	Carpet		
BA1	Office	11 X 9.10 ft	Carpet		
BA1	Bathroom	7.1 X 5.10 ft	Ceramic		
BA1	Laundry room	7.1 X 17.5 ft	Ceramic		

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$32)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (2)
Siding		Driveway	Asphalt
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	basement (Basement 1)	View	
Fireplace-Stove		Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central air conditioning	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Fridge, induction range with upper convection oven and lower regular oven, microwave and fan combo, dishwasher, kitchen water filtration system, window coverings, light fixtures, large mirror in stairwell, 4 white storage cabinets in the laundry room , 2 TV brackets, alarm system equipment.

Exclusions

Washer/Dryer

Remarks

Nestled on a quiet cul-de-sac, this bright 3-bedroom, 2.5-bathroom semi-detached cottage has been lovingly maintained by its original owners. The main floor offers a spacious living room and custom kitchen with birch cabinets and granite countertops. Thoughtfully renovated over the years, it includes an updated powder room, main bathroom, windows, and a gas furnace with central A/C. 3 bedrooms with a renovated full bath on the 2nd floor. Finished basement with office, a full bathroom and ample storage. Fenced in backyard with storage shed and a 3-car driveway. Located close to parks, schools, shopping, and public transit.

Addendum

-This home has been pre-inspected. The inspection report is available upon request.

-A new Certificate of location was ordered.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-72198

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



Overall view



Dining room



Dining room



Overall view



Kitchen



Kitchen



Overall view



Overall view



Powder room



Overall view



Primary bedroom



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Playroom