

Centris No. 24657255 (Active)

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\$349,000

**4475 Boul. St-Jean, apt. 303
Dollard-des-Ormeaux
H9H 2A4**

Region Montréal
Neighbourhood Central
Near Av. Ernest

Body of Water

Property Type	Apartment	Year Built	2005
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2005)
Building Type	Detached	Special Contribution	
Floor	3rd floor	Meeting Minutes	
Total Number of Floors	4	Financial Statements	Yes (2025)
Total Number of Units	40	Building Rules	
Private Portion Size		Reposess./Judicial auth.	No
Plan Priv. Portion Area	77 sqm	Building insurance	
Building Area		Maintenance log	
Lot Size		Co-ownership insurance	
Lot Area		Contingency fund study	
Cadastre of Private Portion	3228330, 3228370, 3228376	Cert. of Loc. (divided part)	No
Cadastre of Common Portions	3228399	File Number	
Trade possible		Occupancy	60 days PP/PR Accepted
Zoning	Residential	Deed of Sale Signature	60 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$2,210 (2026)	Condo Fees (\$281/month)	\$3,372
Lot	\$50,100	School	\$196 (2025)	Common Exp.	
Building	\$250,800	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$300,900 (115.99%)	Total	\$2,406	Total	\$3,372

Room(s) and Additional Space(s)					
No. of Rooms	3	No. of Bedrooms (above ground + basement)	1+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	6.83 X 4.93 m	Wood		
GF	Primary bedroom	4.34 X 3.94 m	Wood		
GF	Kitchen	2.13 X 2.44 m	Ceramic		
GF	Bathroom	1.5 X 2.41 m	Ceramic		
Additional Space	Size	Cadastre/Unit number		Description of Rights	
Balcony				Common portion for restricted use	
Driveway		3228370		Private portion	

Garage Storage space	3228376	Private portion Common portion for restricted use
Features		
Sewage System	Municipality	Rented Equip. (monthly) Water heater - 1 (\$20)
Water Supply	Municipality	Renovations
Siding		Pool
Windows		Cadastre - Parkg (incl. pr Driveway - 1, Garage - 1
Window Type		Cadastre - Parkg (excl. pr
Energy/Heating	Electricity	Leased Parkg
Heating System	Electric baseboard units	Parkg (total) Driveway (1), Garage (1)
Basement		Driveway
Bathroom		Garage
Washer/Dryer (installation)		Carport
Fireplace-Stove		Lot
Kitchen Cabinets		Topography
Restrictions/Permissions		Distinctive Features
Pets		Water (access)
Property/Unit Amenity	Central air conditioning	View
Building Amenity	Visitor parking, Balcony/terrace, Indoor storage space, Fitness room, Elevator	Proximity CEGEP, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM)
Building's Distinctive Features		Roofing
Energy efficiency		
Mobility impaired accessible		
Inclusions		
fridge, stove, washer, dryer, light fixtures, window covering, 2 master keys, 1 garage remote (furniture and electronics can be discussed.)		
Exclusions		
Remarks		
Well maintained 1 bedroom condo offering a practical layout and comfortable living space . The unit features wood floors, central A/C, a walk-in closet and a private balcony. The living and dining areas are open and functional, making the space easy to furnish and enjoy. Includes 2 parking spaces and a storage locker. Located in a quiet building in DDO, close to grocery stores, restaurants, parks, public transit and highways. DDO offers convenient access to everyday services , community centre, libraries and recreational facilities, making it a practical and accessible area to live in. Suitable for first-time buyers, downsizers or investors.		
Sale with legal warranty of quality		
Seller's Declaration	Yes SD-33437	
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



Hall



Living room



Living room



Dining room



Kitchen



Kitchen



Bedroom



Bedroom



Bathroom



Laundry room



Balcony