

Centris No. 16587613 (Active)

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\$319,000

575 Ch. Davignon, apt. 212
Dollard-des-Ormeaux
H9B 1Y6
Region Montréal
Neighbourhood East
Near Hyman
Body of Water

Property Type	Apartment	Year Built	1970
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership	
Building Type	Attached	Special Contribution	
Floor	2nd floor	Meeting Minutes	
Total Number of Floors	2	Financial Statements	
Total Number of Units	26	Building Rules	
Private Portion Size		Reposess./Judicial auth.	No
Plan Priv. Portion Area	74.6 sqm	Building insurance	
Building Area		Maintenance log	
Lot Size		Co-ownership insurance	
Lot Area		Contingency fund study	
Cadastre of Private Portion	2259914	Cert. of Loc. (divided part)	Yes (2025)
Cadastre of Common Portions	2259502, 2259741, 2259839, 2259840, 2259867, 2259894, 226069	File Number	
Trade possible		Occupancy	30 days PP/PR Accepted
Zoning	Residential	Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$2,128 (2026)	Condo Fees (\$381/month)	\$4,572
Lot	\$162,500	School	\$185 (2026)	Common Exp.	
Building	\$123,200	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$285,700 (111.66%)	Total	\$2,313	Total	\$4,572

Room(s) and Additional Space(s)				
No. of Rooms	6	No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms 1+0
Level	Room	Size	Floor Covering	Additional Information
2	Primary bedroom	3.25 X 4.88 m	Laminate floor	
2	Laundry room	1.45 X 1.4 m	Laminate floor	
2	Bedroom	3.4 X 2.74 m	Laminate floor	
2	Kitchen	2.44 X 3.3 m	Ceramic	
2	Living room	4.88 X 3.5 m	Laminate floor	Fireplace-Stove. Electric fireplace
2	Dining room	2.59 X 2.44 m	Laminate floor	

Additional Space	Size	Cadastre/Unit number	Description of Rights
Balcony	3.5 X 1.5 m		Private portion
Driveway		422	Common portion for restricted use
Storage space		212	Common portion for restricted use
Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Natural gas	Leased Parkg	
Heating System	Hot water	Parkg (total)	Driveway (1)
Basement		Driveway	Asphalt
Bathroom		Garage	
Washer/Dryer (installation)		Carport	
Fireplace-Stove	Wood fireplace	Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Private balcony, Wall-mounted air conditioning	View	
Building Amenity	Outdoor pool	Proximity	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation, Réseau Express Métropolitain (REM)
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible			
Inclusions			
fridge, stove, washer, dryer, dishwasher, fireplace and TV wall-mount.			
Exclusions			
Remarks			
Beautiful 2-bedroom condo renovated in 2015. Open-concept layout with modern finishes, wall- mounted A/C, and electric fireplace for comfort and style. Includes exterior parking, a locker, and a private balcony. A fantastic investment opportunity in a well-maintained building. Please allow 24 hours for all visit requests.			
Addendum			
English schools (LBPSB):			
Springdale Elementary			
Sunshine Academy			
Westpark Elementary			
Wilder Penfield Elementary			
French schools (CSMB):			
École primaire Dollard-Des Ormeaux			
École primaire du Bois-de-Liesse			
École primaire Saint-Luc			
École secondaire des Sources			
Sale with exclusion(s) of legal warranty : he sale is made without legal warranty and at risk and peril of the buyer			

Seller's Declaration		Yes SD-42541
Financial institution at which buyer undertakes to obtain a loan Scotia Bank		
Source	Notice of disclosure	Yes
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.		