

IMMEUBLES DEAKIN REALTY
 Real Estate Agency
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Centris® No. 12430445 (Active)

(CPP 2018-02-12)



\$379,000

430 Rue Hampton Court
Dollard-Des Ormeaux
H9G 1L3

Region Montréal
Neighbourhood West
Near Morningside
Body of Water

Property Type	Split-level	Year Built	1964
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Repossess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size	60 X 100 ft	File Number	
Lot Area	6,020 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	1459336	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2017	Municipal	\$4,074 (2018)	Common Exp.	
Lot	\$204,300	School	\$705 (2017)	Electricity	
Building	\$193,700	Infrastructure		Oil	
		Water		Gas	
Total	\$398,000	Total	\$4,779	Total	

Room(s) and Additional Space(s)					
No. of Rooms	8	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Family room	13.6 X 10 ft	Laminate floor	or office	
GF	Powder room	5 X 5 ft	Ceramic		
GF	Screened porch	15 X 14 ft	Concrete	3 season	
2	Living room	17 X 13 ft	Wood	Fireplace-Stove.	
2	Dining room	10 X 10 ft	Wood		
2	Kitchen	10 X 10 ft	Laminate floor		
3	Master bedroom	15 X 10 ft	Wood		
3	Bedroom	11.6 X 11 ft	Wood		
3	Bedroom	10 X 8.6 ft	Wood		
3	Bathroom	10 X 5 ft	Ceramic		
BA1	Playroom	15 X 13.6 ft	Carpet	Fireplace-Stove.	
BA1	Laundry room	10 X 8.6 ft	Concrete		

BA1	Workshop	10 X 8.6 ft	Concrete
Additional Space			Size
Garage			24 X 9 ft

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Inground
Roofing	Asphalt shingles	Parking	Driveway (2), Garage (1)
Siding	Brick, Stone, Vinyl	Driveway	Paving stone
Windows		Garage	Built-in, Single width
Window Type	Casement	Carport	
Energy/Heating	Electricity	Lot	Bordered by hedges
Heating System	Electric baseboard units	Topography	Flat
Basement	6 feet and more, Low (less than 6 feet), Partially finished	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	Laundry room (Basement 1)	View	
Fireplace-Stove	Wood fireplace	Proximity	Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation, Shopping, resto
Kitchen Cabinets	Melamine	Building's Distinctive Features	
Equipment/Services	Electric garage door opener, Alarm system	Energy efficiency	

Inclusions

Stove, fridge, dishwasher, washer, dryer, all window coverings, pool equipment, garage door opener, alarm system.
WORKING ORDER OF INCLUSIONS IS UNKNOWN AND UNWARRANTED.

Exclusions

None

Addendum

*****Welcome to 430 Hampton Court, DDO*****

Well maintained by original owner, this 1964 split-level home is waiting for your touch. Perfect floor plan to make open concept kitchen. Sought after crescent location in family friendly Elm Park. Close to all amenities!

Strip Hardwood floors (covered by carpet)
2 Fireplaces
400 amp electrical service
Newer windows

Very private backyard with in ground concrete pool, mature hedges and landscaping.
Large screened-in porch behind garage.

Sale without legal warranty of quality, at the buyer's risk

Seller's Declaration

Yes SD-82344

Source

IMMEUBLES DEAKIN REALTY, 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.



Exterior



Exterior



Hall



Living room



Living room



Kitchen



Kitchen



Dining room



Dining room



Staircase



Master bedroom



Master bedroom



Bedroom



Bedroom



Bathroom



Family room



Powder room



Playroom



Playroom



Pool



Backyard



Veranda



Pool



Pool