



**Jay Deakin**, Certified Real Estate Broker AEO  
**IMMEUBLES DEAKIN REALTY**  
 Real Estate Agency  
 332, Lakeshore  
 Pointe-Claire (QC) H9S 4L7  
<http://www.deakinrealty.ca>

514-295-5855 / 514-695-2575  
 Fax : 514-695-5690  
[jay@deakinrealty.ca](mailto:jay@deakinrealty.ca)



**Centris No.** 20244202 (Active)



**\$1,749,000**

**281 Rue Picasso**  
**Dollard-Des Ormeaux**  
**H9A 3K2**

**Region** Montréal  
**Neighbourhood** Central  
**Near** Renoir  
**Body of Water**

**Property Type** Two or more storey  
**Building Type** Detached  
**Intergenerational**  
**Building Size** 45 X 53.1 ft irr  
**Living Area** 5,000 sqft  
**Building Area**  
**Lot Size** 70 X ft irr  
**Lot Area** 12,513.04 sqft  
**Cadastre** 1989754, 2244614  
**Zoning** Residential

**Year Built** 2001  
**Expected Delivery Date**  
**Seasonal**  
**Reposess./Judicial auth.** No  
**Trade possible**  
**Cert. of Loc.** Yes (2000)  
**File Number**  
**Occupancy** 2020-04-01  
**Deed of Sale Signature** 2020-04-01

**Municipal Assessment**

**Year** 2019  
**Lot** \$553,400  
**Building** \$1,293,700

**Taxes (annual)**

**Municipal** \$15,152 (2019)  
**School** \$2,258 (2019)  
**Infrastructure**  
**Water**

**Expenses/Energy (annual)**

**Common Exp.**  
**Electricity**  
**Oil**  
**Gas**

**Total** \$1,847,100    **Total** \$17,410    **Total**

**Room(s) and Additional Space(s)**

No. of Rooms	10	No. of Bedrooms	4+2	No. of Bathrooms and Powder Rooms	4+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	15.3 X 24 ft	Wood		
GF	Dining room	15 X 18 ft	Wood		
GF	Kitchen	25 X 14 ft	Ceramic	+ dinette	
GF	Family room	16.7 X 13.9 ft	Wood	Fireplace-Stove.	
GF	Library	12.8 X 17.10 ft	Wood		
GF	Office	15 X 19 ft	Wood		
2	Master bedroom	15 X 19 ft	Wood	+ ensuite	
2	Bedroom	15.3 X 18.6 ft	Wood	+ ensuite	
2	Bedroom	15.5 X 15 ft	Wood	+ jack & jill	
2	Bedroom	15 X 15.2 ft	Wood	+ jack & jill	
BA1	Family room	29.9 X 38.6 ft	Wood		
BA1	Playroom	15.6 X 14 ft	Wood		
BA1	Bedroom	23.9 X 14 ft	Wood		
BA1	Bedroom	16 X 18.5 ft	Wood		

BA1	Laundry room	12.6 X 10 ft	Ceramic
<b>Features</b>			
<b>Sewage System</b>	Municipality		<b>Rented Equip. (monthly)</b>
<b>Water Supply</b>	Municipality		<b>Renovations</b>
<b>Foundation</b>	Poured concrete		<b>Pool</b>
<b>Roofing</b>	Asphalt shingles		Heated, Inground
<b>Siding</b>	Brick, Stone		<b>Parkg (total)</b>
			Driveway (6), Garage (2)
			<b>Driveway</b>
			Double width or more, Paving stone
<b>Windows</b>			<b>Garage</b>
<b>Window Type</b>			Attached, Double width or more
<b>Energy/Heating</b>	Electricity		<b>Carpport</b>
<b>Heating System</b>	Forced air		<b>Lot</b>
<b>Basement</b>	6 feet and more, Finished basement		Fenced, Landscaped
<b>Bathroom</b>	Ensuite bathroom, Separate shower		<b>Topography</b>
<b>Washer/Dryer (installation)</b>	laundry room (Basement 1)		<b>Distinctive Features</b>
<b>Fireplace-Stove</b>	Wood fireplace		<b>Water (access)</b>
<b>Kitchen Cabinets</b>	Wood		<b>View</b>
<b>Equipment/Services</b>	Air exchange system, Central heat pump		<b>Proximity</b>
			Elementary school, Park, Public transportation
			<b>Building's Distinctive Features</b>
			<b>Energy efficiency</b>

### Inclusions

All kitchen appliances, washer & dryer, all window coverings, built-in TV system in library, built in desk in basement office, all pool equipment, built in BBQ, cabana.

### Exclusions

Freezer & fridge in basement, 12 large planters (moveable) outside, 2 kitchen light fixtures, dining room light fixture, chandelier in staircase, master bedroom light fixture.

### Broker - Remarks

Exceptional custom-built home, nestled on a quiet street in new West Park. Built with attention to detail and the finest materials throughout. Thoughtfully designed floor plan boasts 5000sf of living space with high ceilings throughout on all 3 floors.

### Addendum

Gourmet kitchen with island open to large dinette and family room.

Cozy main floor office/library with built-ins.

Exquisite living and dining rooms with herring bone flooring for more formal occasions.

2nd floor features spacious landing - huge master suite with ensuite and walk in.

2nd bedroom with it's own ensuite and the additional 2 bedrooms share a "jack & Jill" bathroom.

Fully finished basement with playroom/theatre, office, bedroom full bathroom and more.

Extensively landscaped front and back gardens - oversized lot with heated salt water pool, multiple patios, gazebo, outdoor kitchen, fountains and more - A true oasis in the heart of the west island.

### Sale with legal warranty

### Seller's Declaration

Yes SD-32319

### 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



Backyard



Exterior entrance



Living room



Living room



Dining room



Dining room





Kitchen



Kitchen



Dinette



Family room



Family room



Library



Office



Office



Staircase



Staircase



Hall



Master bedroom



Master bedroom



Ensuite bathroom



Ensuite bathroom



Bedroom