

Centris No. 21845087 (Active)

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\$635,000

**61 Rue Delorme
Vaudreuil-Dorion
J7V 8P5**

Region Montérégie
Neighbourhood Vaudreuil West
Near Av. Saint-Charles

Body of Water

Property Type	Two or more storey	Year Built	1983
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	10.06 X 7.92 m	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size	17.55 X 33.52 m	File Number	
Lot Area	582 sqm	Occupancy	45 days PP/PR Accepted
Cadastre	1831467	Deed of Sale Signature	45 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$3,117 (2026)	Common Exp.	
Lot	\$268,800	School	\$356 (2026)	Electricity	
Building	\$289,200	Infrastructure		Oil	
		Water		Gas	
Total	\$558,000 (113.80%)	Total	\$3,473	Total	

Room(s) and Additional Space(s)								
No. of Rooms	11		No. of Bedrooms (above ground + basement)	2+1		No. of Bathrooms and Powder Rooms	1+1	
Level	Room	Size	Floor Covering	Additional Information				
GF	Living room	3.73 X 4.09 m irr	Wood					
GF	Dining room	3.66 X 4.42 m	Wood					
GF	Kitchen	3.35 X 3.43 m	Linoleum					
GF	Dinette	2.67 X 3.45 m	Linoleum					
GF	Powder room	3.63 X 1.65 m	Linoleum					
2	Primary bedroom	3.66 X 5.92 m	Wood					
2	Bathroom	2.39 X 2.39 m irr	Ceramic					
2	Bedroom	3.51 X 3.4 m	Wood					
BA1	Bedroom	3.53 X 5.23 m	Laminate floor					
BA1	Family room	5.82 X 3.89 m	Laminate floor					
BA1	Gym	5.82 X 3.56 m	Laminate floor					

Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4)

Siding		Driveway	Asphalt
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System		Topography	
Basement	Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	Powder room (1st level/Ground floor)	View	
Fireplace-Stove		Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Wall-mounted air conditioning	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

refrigerator, stove, dishwasher, wall-mounted A/C

Exclusions

Remarks

Great home located in a highly sought-after, family-friendly neighbourhood. This well-maintained property offers a bright and spacious main living area highlighted by cathedral ceilings, creating an open and airy feel perfect for everyday living. The functional layout provides a large kitchen and dining area for entertaining. Large bedrooms and a versatile fully finished basement—ideal for guests, with additional space for a home office, gym and family room, giving you flexibility to suit your lifestyle. Enjoy a private, fully fenced backyard, perfect for relaxing. Conveniently located near parks, schools, amenities and highway.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-90540

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



Living room



Kitchen



Kitchen



Dinette



Dining room



Powder room



Hall



Primary bedroom



Primary bedroom



Hall



Bedroom



Bathroom



Family room



Family room



Exercise room



Bedroom



Backyard



Backyard



Back facade



Other