



Catherine Broady, Residential and Commercial Real Estate Broker
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ROYAL LEPAGE VILLAGE, Real Estate Agency
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Centris No. 24900043 (Active)



\$460,000

18582 Boul. Gouin O.
Montréal (Pierrefonds-Roxboro)
H9K 0B7

Region Montréal
Neighbourhood Pierrefonds/West
Near
Body of Water

Property Type	Apartment	Year Built	2018
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2018)
Building Type	Detached	Special Contribution	
Floor	2nd floor	Meeting Minutes	Yes (2023)
Total Number of Floors		Financial Statements	Yes (2022)
Total Number of Units		Building Rules	Yes
Private Portion Size		Repossess./Judicial auth.	No
Plan Priv. Portion Area	1,013.96 sqft	Building insurance	
Building Area		Maintenance log	
Lot Size		Co-ownership insurance	
Lot Area		Contingency fund study	Yes (2019)
Cadastre of Private Portion	6243870	Cert. of Loc. (divided part)	Yes (2018)
Cadastre of Common Portions	6243817,6243898	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	\$2,330 (2024)	Condo Fees (\$226/month)	\$2,712
Lot	\$63,200	School	\$259 (2024)	Common Exp.	
Building	\$299,600	Infrastructure		Electricity	\$885
		Water		Oil	
				Gas	
Total	\$362,800 (126.79%)	Total	\$2,589	Total	\$3,597

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	Living room	25.5 X 11.5 ft	Laminate floor		
2	Dining room	13.3 X 8.6 ft	Laminate floor		
2	Kitchen	9 X 12.9 ft	Ceramic		

2	Primary bedroom	12.9 X 12.5 ft	Laminate floor	walk-in
2	Bedroom	10.6 X 10.1 ft	Laminate floor	walk-in
2	Bathroom	8.9 X 10 ft	Ceramic	

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	Electricity	Leased Parkg	
Heating System	Electric baseboard units	Parkg (total)	Garage (1)
Basement		Driveway	
Bathroom	Separate shower	Garage	Attached, Single width
Washer/Dryer (installation)	2nd level (2nd level)	Carport	
Fireplace-Stove		Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Wall-mounted air conditioning, Indoor storage space, Alarm system	View	
Building Amenity	Indoor storage space	Proximity	
Building's Distinctive Features		Roofing	Asphalt shingles
Energy efficiency			
Mobility impaired accessible			

Inclusions

Fridge, stove, dishwasher, chest freezer, washer, dryer, hood vent, all window coverings , all light fixtures, wall mount A/C (two), electric garage door opener, alarm system

Exclusions

Remarks

Immaculate and bright 2 bedroom condo featuring open concept living room, dining room and kitchen with quartz counters. Spacious bathroom with soaker tub and separate shower. Primary bedroom with walk-in closet. Large private balcony perfect for entertaining. One indoor garage space and one storage locker.

Sale with legal warranty of quality

Seller's Declaration Yes SD-04668

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



Exterior entrance



Interior



Hall



Overall view



Living room



Living room



Overall view



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Overall view



Primary bedroom



Primary bedroom



Bedroom



Bathroom



Bathroom



Balcony



Balcony



Garage



Exterior entrance