



Mark Broady, Real Estate Broker
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 Real Estate Agency
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Centris No. 10957828 (Active)



\$399,000

4425 Boul. St-Jean, apt. 108
Dollard-Des Ormeaux
H9H 2A4

Region Montréal
Neighbourhood Central
Near Roger Pilon
Body of Water

Property Type Apartment
Style One storey
Condominium Type Divided
Year of Conversion
Building Type Attached corner unit
Floor 1st floor (ground floor)
Total Number of Floors 5
Total Number of Units 43
Private Portion Size
Plan Priv. Portion Area 1,260 sqft
Building Area
Lot Size
Lot Area 1,024.29 sqft
Cadastre of Private Portion 5102849
Cadastre of Common Portions 5102841

Zoning Residential

Year Built 2011
Expected Delivery Date
Specifications
Declaration of co-ownership Issued Yes (2011)
Published to RFQ Yes (2011-09-09)
Special Contribution
Meeting Minutes Yes (2018)
Financial Statements Yes (2019)
Building Rules
Repossess./Judicial auth. No
Trade possible
Cert. of Loc. (divided part) Yes (2013)
File Number
Occupancy 30 days PP/PR
 Accepted
Deed of Sale Signature 30 days PP/PR
 Accepted

Municipal Assessment

Year 2019
Lot \$34,700
Building \$291,300

Taxes (annual)

Municipal \$1,959 (2019)
School \$603 (2019)
Infrastructure
Water

Expenses/Energy (annual)

Condo Fees (\$264/month) \$3,168
Common Exp.
Electricity \$1,170
Oil
Gas

Total \$326,000 **Total** \$2,562 **Total** \$4,338

Room(s) and Additional Space(s)

No. of Rooms	9	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	16 X 12.1 ft	Wood		
GF	Dining room	16 X 9.1 ft	Wood		
GF	Kitchen	9.11 X 10.6 ft	Ceramic		
GF	Master bedroom	16.5 X 11.4 ft	Wood	walk-in closet	

GF	Ensuite bathroom	7.9 X 4.9 ft	Ceramic	
GF	Bedroom	13.2 X 9.8 ft	Wood	
GF	Bedroom	13.11 X 8.10 ft	Wood	
GF	Bathroom	7.11 X 5.4 ft	Ceramic	
GF	Laundry room	8.3 X 7 ft	Ceramic	With storage
Additional Space		Size	Cadastre/Unit number	Description of Rights
Garage		9.7 X 18.1 ft irr	5102913	Common portion for restricted use
Garage		9.8 X 17.3 ft irr	5102914	Common portion for restricted use
Features				
Sewage System	Municipality		Rented Equip. (monthly)	
Water Supply	Municipality		Renovations	
Siding			Pool	
Windows			Cadastre - Parking	Garage - 2
Window Type			Parking	Garage (2)
Energy/Heating			Driveway	
Heating System			Garage	Attached, Built-in, Heated
Basement			Carport	
Bathroom			Lot	
Washer/Dryer (installation)	laundry room (1st level/Ground floor)		Topography	
Fireplace-Stove			Distinctive Features	
Kitchen Cabinets			Water (access)	
Restrictions/Permissions			View	
Equipment/Services	Mobility impaired accessible, Elevator(s), Laundry room, Wall-mounted air conditioning, Fire detector (connected), Air exchange system, Sprinklers		Proximity	Commuter train, Highway, Hospital, Park, Public transportation
Building's Distinctive Features			Roofing	
Energy efficiency				
Inclusions				
all light fixtures, all window coverings, all bathroom fixtures and mirrors, dishwasher, microwave, range hood				
Exclusions				
Broker - Remarks				
West Park Gardens. Soundproof bldg, quality construction. Charming 3 bdrm corner unit on ground floor with master ensuite and walk-in. Modern, bright open concept. Ideally located minutes to all services. 2 indoor garage spaces. Elegant marble lobby, intercom, camera. Impeccably maintained building. Available immediately.				
Addendum				
Two indoor garage spaces are private portion. space #29 (cadastre 5102913) space #30 (cadastre 5102914)				
Ideally located, minutes away from all amenities & services. Shopping, Fairview Shopping Centre, Marché l'Ouest, DDO Civic Centre, Library, Indoor Pool & Skating Arena, Centennial Park; Medical Centres, daycares, elementary, high schools & private schools. Highway 40, etc.				
All offers must be accompanied by an up-to-date mortgage pre-approval letter or proof of cash.				
Buyer has the right to choose the notary, but the signing must take place in the West Island.				
Sale without legal warranty of quality, at the buyer's risk and peril				

Seller's Declaration

Yes SD-08635

Source

ROYAL LEPAGE ELITE, 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



Frontage



Living room



Kitchen



Kitchen



Kitchen



Dining room



Dining room



Dining room



Living room



Living room



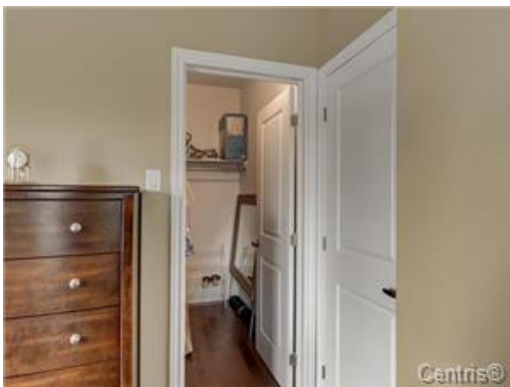
Living room



Master bedroom



Master bedroom



Other



Ensuite bathroom



Bedroom



Bedroom



Bathroom



Laundry room



Laundry room



Interior



Interior