

ROYAL LEPAGE VILLAGE
 Real Estate Agency
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Centris No. 11301942 (Active)



\$375,000

72 Boul. des Hauts-Bois, apt. 203
Sainte-Julie
J3E 3J4

Region Montérégie
Neighbourhood De la Montagne
Near
Body of Water

Property Type	Apartment	Year Built	2001
Style	One storey	Expected Delivery Date	
Condominium Type	Divided Share 5.42%	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2001)
Building Type	Detached	Special Contribution	
Floor	2nd floor	Meeting Minutes	Yes (2024)
Total Number of Floors	4	Financial Statements	Yes (2024)
Total Number of Units	16	Building Rules	
Private Portion Size		Repossess./Judicial auth.	No
Plan Priv. Portion Area	998 sqft	Building insurance	
Building Area		Maintenance log	Yes (2024)
Lot Size		Co-ownership insurance	Yes (2024)
Lot Area	998 sqft	Contingency fund study	
Cadastre of Private Portion	5544726	Cert. of Loc. (divided part)	Yes (2017)
Cadastre of Common Portions	5544733	File Number	
Trade possible		Occupancy	90 days PP/PR Accepted
Zoning	Residential	Deed of Sale Signature	90 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$2,107 (2024)	Condo Fees (\$246/month)	\$2,952
Lot	\$1	School	\$193 (2024)	Common Exp.	
Building	\$275,700	Infrastructure		Electricity	\$732
		Water		Oil	
				Gas	\$257
Total	\$275,701 (136.02%)	Total	\$2,300	Total	\$3,941

Room(s) and Additional Space(s)						
No. of Rooms	7		No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information		
2	Kitchen	8.4 X 10.1 ft	Ceramic	granite counters		
2	Dining room	9.5 X 18.8 ft	Wood			
2	Living room	15 X 14 ft	Wood	Fireplace-Stove.		

2	Bedroom	12.1 X 14 ft	Wood	walk-in
2	Bedroom	9.2 X 13 ft	Wood	
2	Office	7.9 X 7.2 ft	Wood	
2	Bathroom	8.1 X 8.7 ft	Ceramic	
Additional Space	Size	Cadastre/Unit number	Description of Rights	
Garage		5544733	Common portion for restricted use	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	
Windows		Cadastre - Parkg (incl. pr	Garage - 1
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Leased Parkg	
Heating System	Electric baseboard units	Parkg (total)	Garage (1)
Basement		Driveway	Asphalt
Bathroom	Separate shower	Garage	Attached, Heated, Single width
Washer/Dryer (installation)	2nd level (2nd level)	Carport	
Fireplace-Stove	Gas fireplace	Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Wall-mounted air conditioning, Wall-mounted heat pump	View	
Building Amenity		Proximity	
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible			

Inclusions

lights, fridge, stove, dishwasher, washer/dryer, blinds/curtains, wall-mounted air conditioner

Exclusions

Remarks

Welcome to #203, 72 Boul. des Haut-Bois! This bright corner-unit condo features 2 bedrooms and 1 bathroom, with an abundance of natural light creating a welcoming atmosphere throughout. The open-concept kitchen is perfect for entertaining, featuring a convenient sit-up bar that flows seamlessly into the living area, complete with a natural gas fireplace. Near highway 40 and 30 and ideally located near Mont St-Bruno for the outdoor enthusiast. Don't miss your opportunity!

Addendum

- Elevator servicing each floor for easy accessibility
- Guest parking is available in the common parking area.
- Indoor heated parking and 4x8 storage locker.
- Unit is equipped with a natural gas outlet for easy barbecue hookup.
- Within close proximity to essential services, by car and on foot: grocery stores, pharmacy, park, restaurants and more!

Sale with legal warranty of quality

Seller's Declaration

Yes SD-26972

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



Kitchen



Kitchen



Dining room



Dining room



Overall view



Living room



Living room



Office



Bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Bathroom



Balcony



Garage



Storage



Nearby



Back facade



Frontage

PLANCHER PRINCIPAL Aire Int. 1033 pi²



Other

Centris®