

**ROYAL LEPAGE VILLAGE**  
 Real Estate Agency  
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**Centris No.** 11734758 (Active)



**\$299,000**

**1593 Boul. du Souvenir, apt. 803**  
**Laval (Laval-des-Rapides)**  
**H7N 4Z7**

**Region** Laval

**Neighbourhood**

**Near**

**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	1987
<b>Style</b>	One storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Divided	<b>Specifications</b>	
<b>Year of Conversion</b>		<b>Declaration of co-ownership Issued</b>	Yes (1987)
<b>Building Type</b>	Detached	<b>Published to RFQ</b>	Yes (1987-10-27)
<b>Floor</b>	1st floor (ground floor)	<b>Special Contribution</b>	
<b>Total Number of Floors</b>	3	<b>Meeting Minutes</b>	Yes (2024)
<b>Total Number of Units</b>	8	<b>Financial Statements</b>	
<b>Private Portion Size</b>		<b>Building Rules</b>	Yes
<b>Plan Priv. Portion Area</b>	791 sqft	<b>Reposess./Judicial auth.</b>	No
<b>Building Area</b>		<b>Building insurance</b>	
<b>Lot Size</b>		<b>Maintenance log</b>	
<b>Lot Area</b>		<b>Co-ownership insurance</b>	Yes (2025)
<b>Cadastre of Private Portion</b>	1167594, 1169067	<b>Contingency fund study</b>	
<b>Cadastre of Common Portions</b>		<b>Cert. of Loc. (divided part)</b>	Yes (2014)
<b>Trade possible</b>		<b>File Number</b>	
<b>Zoning</b>	Residential	<b>Occupancy</b>	2025-07-01
		<b>Deed of Sale Signature</b>	2025-06-27

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2025	<b>Municipal</b>	\$1,812 (2025)	<b>Condo Fees (\$160/month)</b>	\$1,920
<b>Lot</b>	\$47,300	<b>School</b>	\$155 (2025)	<b>Common Exp.</b>	
<b>Building</b>	\$241,600	<b>Infrastructure</b>		<b>Electricity</b>	\$1,000
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$288,900 (103.50%)	<b>Total</b>	\$1,967	<b>Total</b>	\$2,920

## Room(s) and Additional Space(s)

<b>No. of Rooms</b>		<b>No. of Bedrooms (above ground + basement)</b>		<b>No. of Bathrooms and Powder Rooms</b>	
6		2+0		1+0	
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
GF	Living room	15.7 X 10.4 ft irr	Laminate floor	Fireplace-Stove.	
GF	Dining room	12.9 X 7.7 ft irr	Laminate floor		
GF	Kitchen	11.4 X 10.2 ft irr	Linoleum		
GF	Primary bedroom	13.3 X 11 ft	Laminate floor		





Frontage



Interior



Overall view



Living room



Living room



Overall view



Kitchen



Hall



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Balcony



Parking



Exterior