

ROYAL LEPAGE VILLAGE
 Real Estate Agency
 263-C, boul. St-Jean
 Pointe-Claire (QC) H9R 3J1
<https://www.royallepagevillage.com>

Office : 514-694-2121
 Fax : 1-855-947-4757
 kayla.schwartz@royallepage.ca



Centris No. 13949028 (Active)



\$465,000

4410 Ch. des Cageux, apt. 8
Laval (Chomedey)
H7W 2S7

Region Laval
Neighbourhood Others
Near
Body of Water

Property Type	Apartment	Year Built	1987
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	No
Building Type	Detached	Special Contribution	
Floor	3rd floor	Meeting Minutes	
Total Number of Floors		Financial Statements	
Total Number of Units		Building Rules	
Private Portion Size		Repossess./Judicial auth.	No
Plan Priv. Portion Area	1,113 sqft	Building insurance	
Building Area		Maintenance log	
Lot Size		Co-ownership insurance	
Lot Area		Contingency fund study	
Cadastre of Private Portion	1189407	Cert. of Loc. (divided part)	No
Cadastre of Common Portions		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	2023	Municipal	\$2,251 (2025)	Condo Fees (\$218/month)	\$2,616
Lot	\$66,800	School	\$211 (2025)	Common Exp.	
Building	\$314,300	Infrastructure		Electricity	\$1,040
		Water		Oil	
				Gas	
Total	\$381,100 (122.02%)	Total	\$2,462	Total	\$3,656

Room(s) and Additional Space(s)					
No. of Rooms	8	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
3	Living room	12 X 20.4 ft	Wood	Fireplace-Stove. wood fireplace	
3	Dining room	10 X 10.9 ft	Wood		
3	Kitchen	9.4 X 7.10 ft	Ceramic		

3	Primary bedroom	11.8 X 15.8 ft	Wood
3	Bedroom	12.11 X 8.11 ft	Wood
3	Bedroom	9.4 X 9.8 ft	Wood
3	Bathroom	12.9 X 6 ft	Ceramic
3	Laundry room	9.1 X 6.3 ft	Ceramic

Additional Space	Size	Cadastre/Unit number	Description of Rights
Driveway			

Features			
Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 18
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)	
Basement		Driveway	
Bathroom		Garage	
Washer/Dryer (installation)	3rd level (3rd level)	Carport	
Fireplace-Stove	Wood fireplace, Wood stove	Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity		View	
Building Amenity		Proximity	
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible			

Inclusions

Exclusions

Remarks
This spacious 3-bedroom condo is a true gem, offering an abundance of natural light thanks to its large windows that create a bright and airy atmosphere throughout. Located in a quiet, peaceful neighborhood, it provides the perfect blend of comfort and tranquility. Whether you're relaxing in the generously sized living spaces or enjoying the serene surroundings, this condo offers a wonderful place to call home.

Addendum
The fireplaces are sold without any warranty with respect to their compliance with applicable regulations and insurance company requirements.

Sale with legal warranty of quality

Seller's Declaration	Yes SD-22191

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.
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Frontage



Interior



Living room



Living room



Living room



Overall view



Living room



Dining room



Dining room



Overall view



Kitchen



Kitchen



Kitchen



Kitchen



Hall



Primary bedroom



Bedroom



Bedroom



Bathroom



Laundry room



Balcony



Parking



Frontage

PLANCHER PRINCIPAL Aire Int. 1088 pi²



Other