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ROYAL LEPAGE VILLAGE, Real Estate Agency
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Centris No. 16078812 (Active)



\$360,000

3 Rue du Pacifique, apt. 305
Sainte-Anne-de-Bellevue
H9X 1C5

Region Montréal
Neighbourhood South
Near
Body of Water

Property Type	Apartment	Year Built	2005
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	No
Year of Conversion		Declaration of co-ownership Issued	Yes (2005)
Building Type	Detached	Special Contribution	
Floor	3rd floor	Meeting Minutes	Yes (2019)
Total Number of Floors	3	Financial Statements	Yes (2020)
Total Number of Units	24	Building Rules	Yes
Private Portion Size		Reposess./Judicial auth.	No
Plan Priv. Portion Area	1,109 sqft	Trade possible	
Building Area		Cert. of Loc. (divided part)	Yes (2005)
Lot Size		File Number	
Lot Area		Occupancy	93 days PP/PR
Cadastre of Private Portion	3470570, 3470588, 3470616		Accepted
Cadastre of Common Portions	3470561	Deed of Sale Signature	90 days PP/PR
			Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2020	Municipal	\$2,554 (2020)	Condo Fees (\$284/month)	\$3,408
Lot	\$42,600	School	\$272 (2020)	Common Exp.	
Building	\$255,500	Infrastructure		Electricity	\$911
		Water		Oil	
				Gas	
Total	\$298,100	Total	\$2,826	Total	\$4,319

Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms		No. of Bathrooms and Powder Rooms	
5		2+0		2+0	
Level	Room	Size	Floor Covering	Additional Information	
3	Living room	10.8 X 15.3 ft	Wood		
3	Dining room	9 X 16.4 ft	Wood		
3	Kitchen	9.2 X 10.6 ft	Ceramic		
3	Bedroom	9.10 X 10.9 ft	Carpet		

3	Master bedroom	13.10 X 12 ft	Carpet	ensuite Bathroom																																																																
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Inclusions All light fixtures, all window coverings, dishwasher, microwave																																																																				
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Broker - Remarks Absolutely gorgeous, bright & spacious 2 bedroom, 2 bathroom condo with both indoor garage & outdoor parking. Features open concept living room, dining room & beautifully renovated kitchen w/ quartz counters & a door to a private balcony. Master suite has walk-in closet & ensuite bathroom. Convenient location close to train, bus, schools and shops.																																																																				
Addendum Signed Covid declaration form is required from each visitor and must be submitted prior to all visits. Masks and gloves are to be worn by all visitors. Only one broker and 2 visitors at a time. Pre-approval letter required before visiting.																																																																				
Sale with legal warranty																																																																				
Seller's Declaration		Yes SD-22826																																																																		
Financial institution at which buyer undertakes to obtain a loan RBC																																																																				
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



Interior



Interior



Hall



Hall



Ensuite bathroom



Ensuite bathroom



Ensuite bathroom



Master bedroom



Master bedroom



Master bedroom



Bathroom



Bedroom



Bedroom



Living room



Living room



Living room



Living room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen