

ROYAL LEPAGE VILLAGE
Real Estate Agency
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Centris No. 16198255 (Active)



\$670,000

2200 Rue Harriet-Quimby, apt. 203
Montréal (Saint-Laurent)
H4R 0L2

Region Montréal
Neighbourhood New Saint-Laurent/Bois-Franc
Near
Body of Water

Property Type	Apartment	Year Built	2013
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2014)
Building Type	Detached	Published to RFQ	Yes (2014-02-07)
Floor	2nd floor	Special Contribution	
Total Number of Floors	6	Meeting Minutes	Yes (2022)
Total Number of Units	56	Financial Statements	Yes (2024)
Private Portion Size		Building Rules	Yes
Plan Priv. Portion Area	940 sqft	Reposess./Judicial auth.	No
Building Area		Building insurance	
Lot Size		Maintenance log	
Lot Area		Co-ownership insurance	
Cadastre of Private Portion	5 421 862	Contingency fund study	
Cadastre of Common Portions	5 103 397, 5 577 869	Cert. of Loc. (divided part)	No
Trade possible		File Number	
Zoning	Residential	Occupancy	2025-12-01
		Deed of Sale Signature	2025-12-01

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$3,619 (2025)	Condo Fees (\$489/month)	\$5,868
Lot	\$57,900	School	\$445 (2025)	Common Exp.	
Building	\$495,100	Infrastructure		Electricity	\$860
		Water		Oil	
				Gas	
Total	\$553,000 (121.16%)	Total	\$4,064	Total	\$6,728

Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
7		2+0		1+1	
Level	Room	Size	Floor Covering	Additional Information	
2	Living room	16.11 X 11.11 ft	Wood		
2	Dining room	14.5 X 12.6 ft	Wood		
2	Kitchen	8.4 X 13.2 ft	Wood	quartz counters	
2	Bedroom	11.3 X 11.8 ft	Wood	walk-in	

2	Bathroom	8.9 X 13.5 ft	Ceramic	washer/dryer
2	Bedroom	12.3 X 8.5 ft	Wood	
2	Powder room	3.9 X 8.1 ft	Ceramic	
Additional Space	Size	Cadastre/Unit number	Description of Rights	
Garage		109	Common portion for restricted use	
Storage space		84	Common portion for restricted use	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding	Brick	Pool	Heated, Inground
Windows	casement	Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Leased Parkg	
Heating System	Electric baseboard units	Parkg (total)	Garage (1)
Basement		Driveway	Asphalt
Bathroom	Ensuite bathroom, Separate shower	Garage	Built-in, Heated, Single width
Washer/Dryer (installation)	Bathroom (2nd level)	Carport	
Fireplace-Stove		Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions	Short-term rentals not allowed	Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Private balcony, Air exchange system, Sprinklers, Intercom, Electric garage door opener, Indoor storage space, Central heat pump	View	
Building Amenity	Visitor parking, Balcony/terrace, Yard, Common areas, Outdoor pool, Fitness room, Elevator	Proximity	Alpine skiing, Bicycle path, CEGEP, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Metro, Park, Public transportation, Réseau Express Métropolitain (REM)
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible	Exterior access ramp		

Inclusions

Fridge, stove, dishwasher, blinds in the living room and 2nd bedroom, light fixtures

Exclusions

washer, dryer, light fixture above dining table, curtains in master bedroom, wine fridge

Remarks

Beautiful, high-quality, energy efficient and sound proof condo in the heart of Bois-Franc, Saint-Laurent! This bright and spacious unit features floor-to-ceiling windows, generously sized rooms, and a calm balcony view overlooking the pool and sunset. Enjoy access to an exceptional outdoor pool, a gym filled with natural light, and meticulously maintained common areas. Steps from Bois-Franc's parks, restaurants, groceries, schools, Côte-Vertu metro, REM station, and multiple bus stops. You do not want to miss out!

Addendum

Characteristics:

- Sound proof
- Novoclimat certified
- Floor to ceiling energy efficient windows
- Central heating and AC
- Electric car stations

- Large kitchen island with quartz countertops
- Large bathroom with separate shower and bathtub and quartz counter
- Walk-in closet
- Beautiful hardwood floors
- Balcony overlooking the pool and sunset
- Parking and storage locker included
- Kitchen appliances included

Amenities:

- Outdoor heated salt water pool with lounge chairs
- Well equipped exercise room with shower, bathroom and TV

Nearby:

- REM Bois
- Franc station
- Cote-Vertu metro
- Park Bois-Franc offering amazing trails
- Groceries
- YUL airport
- Restaurants
- Coffee shops
- Convenience stores

Sale with legal warranty of quality

Seller's Declaration

Yes SD-27598

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



Common room



Overall view



Living room



Living room



Overall view



Kitchen



Kitchen



Kitchen



Dining room



Dining room



Dining room



Primary bedroom



Primary bedroom



Walk-in closet



Bathroom



Bathroom



Bedroom



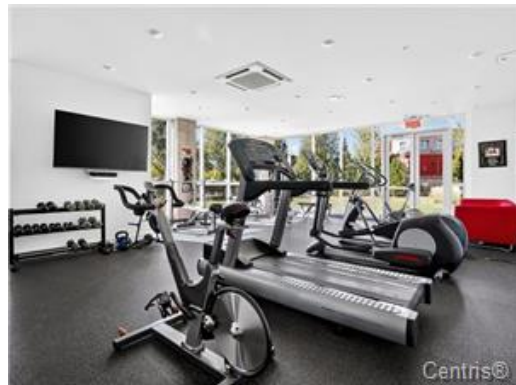
Bedroom



Powder room



Balcony



Exercise room



Pool



Parking