

ROYAL LEPAGE VILLAGE
 Real Estate Agency
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Centris No. 16988614 (Active)



\$470,000

1 Boul. De Maisonneuve O., apt. 1223
Montréal (Ville-Marie)
H2X 0E3

Region Montréal
Neighbourhood Central
Near
Body of Water

Property Type	Apartment	Year Built	2023
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2023)
Building Type	Detached	Published to RFQ	Yes (2023-12-23)
Floor	12th floor	Special Contribution	
Total Number of Floors		Meeting Minutes	Yes (2024)
Total Number of Units		Financial Statements	Yes (2025)
Private Portion Size		Building Rules	Yes
Plan Priv. Portion Area	456 sqft	Reposess./Judicial auth.	No
Building Area		Building insurance	
Lot Size		Maintenance log	
Lot Area		Co-ownership insurance	Yes (2025)
Cadastre of Private Portion	6507290	Contingency fund study	Yes (2023)
Cadastre of Common Portions		Cert. of Loc. (divided part)	Yes (2022)
Trade possible		File Number	
Zoning	Residential	Occupancy	2026-01-01
		Deed of Sale Signature	30 days PP/PR
			Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$2,947 (2025)	Condo Fees (\$308/month)	\$3,696
Lot	\$34,000	School	\$378 (2025)	Common Exp.	
Building	\$439,200	Infrastructure		Electricity	\$380
		Water		Oil	
				Gas	
Total	\$473,200 (99.32%)	Total	\$3,325	Total	\$4,076

Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
5		1+0		1+0	
Level	Room	Size	Floor Covering	Additional Information	
12th floor	Hall	7.3 X 4 ft	Wood		
12th floor	living & dining room	10.9 X 10.5 ft	Wood		
12th floor	Kitchen	10.7 X 5.5 ft	Wood		
12th floor	Bedroom	9 X 13.5 ft	Wood		

12th floor	Bathroom	7.5 X 5 ft	Ceramic	
Additional Space		Size	Cadastre/Unit number	Description of Rights
Balcony		21.4 X 5.8 ft		
Features				
Sewage System	Municipality		Rented Equip. (monthly)	
Water Supply	Municipality		Renovations	
Siding	Brick		Pool	Heated, Indoor, Private spa
Windows			Cadastre - Parkg (incl. pr	
Window Type	French door, Tilt and turn		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity		Leased Parkg	
Heating System	Electric baseboard units		Parkg (total)	
Basement			Driveway	
Bathroom			Garage	
Washer/Dryer (installation)	12th floor (Other)		Carport	
Fireplace-Stove			Lot	
Kitchen Cabinets			Topography	
Restrictions/Permissions	Short-term rentals not allowed		Distinctive Features	
Pets			Water (access)	
Property/Unit Amenity	Central air conditioning, Wall-mounted air conditioning, Air exchange system, Sprinklers, Intercom, Indoor storage space		View	
Building Amenity	Bicycle storage area, Roof terrace, Balcony/terrace, Garbage chute, Common areas, Hot tub/Spa, Indoor pool, Indoor storage space, Fitness room, Elevator		Proximity	CEGEP, Daycare centre, Elementary school, Metro, Park, Public transportation, University
Building's Distinctive Features			Roofing	
Energy efficiency				
Mobility impaired accessible				
Inclusions				
Fridge, stove, washer, dryer, light fixtures, table, 4 chairs, coffee table, curtains				
Exclusions				
Remarks				
Located in the heart of Montreal, this Laurent & Clark Phase II condo offers one bedroom, one bathroom, and an oversized balcony with stunning views of Place des Arts, the Montreal skyline and Mount Royal. Featuring a smart layout, elegant kitchen, and modern finishes, it's perfect as a first home, pied-à-terre, or investment. Enjoy 24/7 security, spa, gym, terrace, and lounge. Steps from Saint-Laurent metro, Quartier des Spectacles, parks, shops, cafés, and restaurants. This is urban living at its finest!				
Sale with legal warranty of quality				
Seller's Declaration		Yes SD-26142		
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



Frontage



Reception area



Living room



Living room



Dining room



Dining room



Dining room



Kitchen



Primary bedroom



Primary bedroom



Bathroom



Laundry room



Balcony



View



Common room



Common room



Patio



Common room



Pool



Exercise room