



Mark Broady, Residential and Commercial Real Estate Broker
ROYAL LEPAGE VILLAGE
 Real Estate Agency
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Centris No. 18424279 (Active)



\$229,000

75 Rue De Castelnau O.
Montréal (Villeray/Saint-Michel/Parc-Extension)
H2R 0B9

Region Montréal
Neighbourhood Villeray
Near Waverly
Body of Water

| | | | |
|------------------------------------|---------------|---|---------------------------|
| Property Type | Apartment | Year Built | 2020 |
| Style | One storey | Expected Delivery Date | |
| Condominium Type | Divided | Specifications | No |
| Year of Conversion | | Declaration of co-ownership Issued | Yes (2020) |
| Building Type | Semi-detached | Published to RFQ | Yes (2020-09-09) |
| Floor | 5th floor | Special Contribution | |
| Total Number of Floors | 6 | Meeting Minutes | No |
| Total Number of Units | | Financial Statements | No |
| Private Portion Size | | Building Rules | No |
| Plan Priv. Portion Area | 249.72 sqft | Repossess./Judicial auth. | No |
| Building Area | | Trade possible | |
| Lot Size | | Cert. of Loc. (divided part) | Yes (2020) |
| Lot Area | | File Number | |
| Cadastre of Private Portion | 6 372 764 | Occupancy | 15 days PP/PR Accepted |
| Cadastre of Common Portions | 6372712 | Deed of Sale Signature | 15 days PP/PR Accepted |
| Zoning | Residential | | |

| Municipal Assessment | | Taxes (annual) | | Expenses/Energy (annual) | |
|-----------------------------|------------|-----------------------|------------|---------------------------------|-------|
| Year | | Municipal | Not issued | Condo Fees (\$11/month) | \$128 |
| Lot | | School | Not issued | Common Exp. | |
| Building | | Infrastructure | | Electricity | |
| | | Water | | Oil | |
| | | | | Gas | |
| Total | Not issued | Total | Not issued | Total | \$128 |

| Room(s) and Additional Space(s) | | | | |
|--|---------------------|-----------------|-----------------------|-----------------------------------|
| No. of Rooms | | No. of Bedrooms | | No. of Bathrooms and Powder Rooms |
| 4 | | 0+0 | | 1+0 |
| Level | Room | Size | Floor Covering | Additional Information |
| 5th floor | Bedroom/living room | 9.4 X 8.7 ft | Engineered wood | Western Exposure |
| 5th floor | Kitchen | 8.6 X 7.4 ft | Engineered wood | |
| 5th floor | Bathroom | 7.10 X 4.1 ft | Tiles | |
| 5th floor | Laundry room | 3.6 X 2.7 ft | Engineered wood | |

Features

| | | | |
|--|---|-----------------------------------|--|
| Sewage System | Municipality | Rented Equip. (monthly) | |
| Water Supply | Municipality | Renovations | |
| Siding | | Pool | |
| Windows | | Cadastre - Parkg (incl. pr | |
| Window Type | | Cadastre - Parkg (excl. pr | |
| Energy/Heating | | Parkg (total) | |
| Heating System | Electric baseboard units | Driveway | |
| Basement | | Garage | |
| Bathroom | | Carport | |
| Washer/Dryer (installation) | | Lot | |
| Fireplace-Stove | | Topography | |
| Kitchen Cabinets | | Distinctive Features | |
| Restrictions/Permissions | | Water (access) | |
| Equipment/Services | Elevator(s), Wall-mounted air conditioning, Air exchange system, Sprinklers, Intercom, Partially furnished, Gym | View | |
| Building's Distinctive Features | | Proximity | Bicycle path, Metro, Park, Public transportation, University |
| Energy efficiency | | Roofing | |

Inclusions

Mini fridge, microwave, stove top, murphy bed, sofa, t.v. stand, air exchanged, split unit A/C

Exclusions

Broker - Remarks

Introducing an absolutely brand new Ateliers Castelnau condo. This 250 sq. ft. micro condo has never been lived in. This convenient space is both modern & functional. Located within close proximity to Little Italy, Jean- Talon Market and Jarry Park. This neighbourhood offers everything you need to live life to its fullest .

Sale with legal warranty

Seller's Declaration

Yes SD-33678

Non-resident of Canada

Source

ROYAL LEPAGE ELITE, Real Estate Agency
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



Hall



Living room



Living room



Bedroom



Kitchen



Kitchen



Kitchen



Kitchen



Bathroom



Bathroom



Laundry room



Balcony



Exercise room