

ROYAL LEPAGE VILLAGE
Real Estate Agency
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Centris No. 18480311 **(Active)**



\$639,000

3665 Av. Jean-Béraud, apt. 403
Laval (Chomedey)
H7T 0R7

Region Laval
Neighbourhood Carrefour Saint-Martin
Near
Body of Water

Property Type	Apartment	Year Built	2023
Style	One storey	Expected Delivery Date	
Condominium Type	Divided Share 0.678%	Specifications	
Year of Conversion		Declaration of co-ownership	
Building Type	Detached	Special Contribution	
Floor	4th floor	Meeting Minutes	
Total Number of Floors	15	Financial Statements	Yes (2024)
Total Number of Units	115	Building Rules	
Private Portion Size		Reposess./Judicial auth.	No
Plan Priv. Portion Area	956 sqft	Building insurance	Yes (2024)
Building Area		Maintenance log	
Lot Size		Co-ownership insurance	Yes (2024)
Lot Area		Contingency fund study	
Cadastre of Private Portion	6522588	Cert. of Loc. (divided part)	Yes (2023)
Cadastre of Common Portions		File Number	
Trade possible		Occupancy	30 days PP/PR Accepted
Zoning	Residential	Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$3,204 (2025)	Condo Fees (\$388/month)	\$4,656
Lot	\$15,300	School	\$394 (2024)	Common Exp.	
Building	\$490,400	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$505,700 (126.36%)	Total	\$3,598	Total	\$4,656

Room(s) and Additional Space(s)				
No. of Rooms	8	No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms 2+0
Level	Room	Size	Floor Covering	Additional Information
4	Living room	12.10 X 13.1 ft	Wood	
4	Dining room	16.8 X 10.2 ft	Wood	
4	Kitchen	11.7 X 9.1 ft	Wood	

4	Primary bedroom	10.6 X 12.6 ft	Wood	
4	Walk-in closet	7.1 X 4.2 ft	Wood	
4	Bathroom	10.6 X 5.8 ft	Ceramic	
4	Bedroom	10 X 10.4 ft	Wood	
4	Bathroom	5.10 X 10.6 ft	Ceramic	
Additional Space		Size	Cadastre/Unit number	Description of Rights
Garage			419	Common portion for restricted use
Driveway			370	Common portion for restricted use
Balcony		24 X 7 ft	10	Common portion for restricted use

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	Heated, Inground
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Leased Parkg	
Heating System	Forced air	Parkg (total)	Driveway (1), Garage (1)
Basement		Driveway	Asphalt
Bathroom	Ensuite bathroom	Garage	Attached, Heated
Washer/Dryer (installation)		Carpport	
Fireplace-Stove		Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions	Smoking not allowed, Short-term rentals not allowed	Distinctive Features	
Pets	Pets allowed with conditions	Water (access)	
Property/Unit Amenity	Private balcony, Air exchange system, Sprinklers, Partially furnished, Indoor storage space, Central heat pump	View	
Building Amenity	Balcony/terrace, Garbage chute, Common areas, Outdoor pool, Fitness room, Elevator	Proximity	Bicycle path, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible			

Inclusions

Fridge, oven and stove top, dishwasher, washer, dryer, blinds, indoor parking, outdoor parking, storage locker

Exclusions

Remarks

Welcome to luxury living and the convenience of a prime location - Phase 6 of the Marquise condos. This stunning 2-bedroom condo embodies elegance, comfort, and a bright open-space living. This meticulously designed residence boasts an array of high-end features, such as; a Milano stove-top, Bloomberg appliances, 2 modern bathrooms, beautiful oak floors and a luxurious kitchen, ensuring a lavish and contemporary living experience. Immerse yourself in the array of exceptional amenities, including a terrace with a heated pool, a well-equipped exercise room, a conference room and an urban chalet with kitchen & bar.

Addendum

Features:

- 2 well illuminated bedrooms
- 2 modern bathrooms
- Bloomberg kitchen appliances
- Milano stove-top
- Washer & dryer

- Black-out blinds in the bedrooms
- Quartz countertop
- Oak wooden floor
- Large balcony facing the terrace and pool
- 1 interior parking
- 1 outdoor parking
- Central heating and AC
- 2 luxurious bathrooms

Amenities:

- Terrace with BBQ
- Heated pool
- Urban chalet with kitchen and bar (can be reserved)
- Exercise room
- Conference room

Proximity:

- Carrefour Laval: One of the largest shopping malls in Quebec
- Centropolis: Restaurants, bars, movie theaters, and recreational activities, provides a lively atmosphere for residents and visitors.
- Cosmodôme: A space-themed museum and educational center
- College Montmorency
- Public transportation: Bus routes and the nearby Montmorency metro station (orange line), providing convenient access to explore other parts of Laval and the greater Montreal area.

Sale with exclusion(s) of legal warranty : Sale without legal warranty of quality at the buyer's own risk and peril.

Seller's Declaration

Yes SD-19026

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



Kitchen



Kitchen



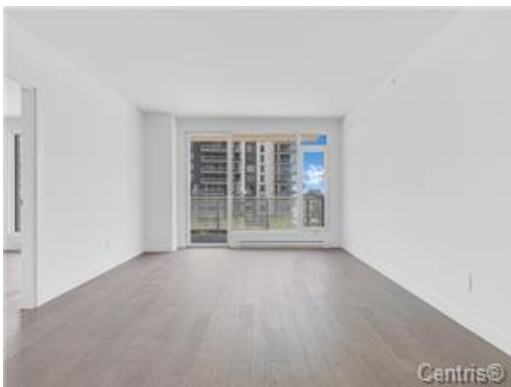
Kitchen



Kitchen



Living room



Living room



Living room



Dining room



Dining room



Primary bedroom



Primary bedroom



Primary bedroom



Walk-in closet



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Balcony



Exercise room



Common room



Common room