

**ROYAL LEPAGE VILLAGE**  
 Real Estate Agency  
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**Centris No.** 19508126 (Active)



**\$395,000**

**7928 Ch. Kingsley, apt. 201**  
**Côte-Saint-Luc**  
**H4W 3L5**

**Region** Montréal

**Neighbourhood**

**Near**

**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	2004
<b>Style</b>	One storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Divided	<b>Specifications</b>	
<b>Year of Conversion</b>		<b>Declaration of co-ownership Issued</b>	Yes (2022)
<b>Building Type</b>	Detached	<b>Published to RFQ</b>	Yes (2022-04-20)
<b>Floor</b>	2nd floor	<b>Special Contribution</b>	
<b>Total Number of Floors</b>		<b>Meeting Minutes</b>	Yes (2024)
<b>Total Number of Units</b>		<b>Financial Statements</b>	Yes (2024)
<b>Private Portion Size</b>		<b>Building Rules</b>	
<b>Plan Priv. Portion Area</b>	902 sqft	<b>Reposess./Judicial auth.</b>	No
<b>Building Area</b>		<b>Building insurance</b>	
<b>Lot Size</b>		<b>Maintenance log</b>	
<b>Lot Area</b>		<b>Co-ownership insurance</b>	
<b>Cadastre of Private Portion</b>	3353722, 3353689	<b>Contingency fund study</b>	
<b>Cadastre of Common Portions</b>		<b>Cert. of Loc. (divided part)</b>	No
<b>Trade possible</b>		<b>File Number</b>	
<b>Zoning</b>	Residential	<b>Occupancy</b>	45 days PP/PR Accepted
		<b>Deed of Sale Signature</b>	45 days PP/PR Accepted

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2025	<b>Municipal</b>	\$2,570 (2025)	<b>Condo Fees (\$454/month)</b>	\$5,448
<b>Lot</b>	\$39,500	<b>School</b>	\$234 (2025)	<b>Common Exp.</b>	
<b>Building</b>	\$263,500	<b>Infrastructure</b>		<b>Electricity</b>	\$730
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$303,000 (130.36%)	<b>Total</b>	\$2,804	<b>Total</b>	\$6,178

### Room(s) and Additional Space(s)

<b>No. of Rooms</b> 6		<b>No. of Bedrooms (above ground + basement)</b> 2+0		<b>No. of Bathrooms and Powder Rooms</b> 1+0	
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
2	Living room	11.8 X 11.6 ft	Wood		
2	Dining room	11.7 X 9.1 ft	Wood		
2	Kitchen	10.6 X 8.8 ft	Ceramic		

2	Primary bedroom	10.6 X 15.10 ft	Carpet	walk-in
2	Bedroom	9 X 15.10 ft	Carpet	
2	Bathroom	10.6 X 7.6 ft	Ceramic	separate shower
<b>Additional Space</b>		<b>Size</b>	<b>Cadastre/Unit number</b>	<b>Description of Rights</b>
Garage			50	Private portion
Storage space			50	Common portion for restricted use

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Siding</b>		<b>Pool</b>	Heated, Indoor, Inground
<b>Windows</b>		<b>Cadastre - Parkg (incl. pr</b>	
<b>Window Type</b>		<b>Cadastre - Parkg (excl. pr</b>	
<b>Energy/Heating</b>	Electricity	<b>Leased Parkg</b>	
<b>Heating System</b>	Electric baseboard units	<b>Parkg (total)</b>	Garage (1)
<b>Basement</b>		<b>Driveway</b>	Asphalt
<b>Bathroom</b>	Separate shower	<b>Garage</b>	Built-in, Heated, Single width
<b>Washer/Dryer (installation)</b>		<b>Carport</b>	
<b>Fireplace-Stove</b>		<b>Lot</b>	
<b>Kitchen Cabinets</b>		<b>Topography</b>	
<b>Restrictions/Permissions</b>		<b>Distinctive Features</b>	
<b>Pets</b>		<b>Water (access)</b>	
<b>Property/Unit Amenity</b>	Wall-mounted air conditioning, Electric garage door opener, Indoor storage space, Wall-mounted heat pump	<b>View</b>	
<b>Building Amenity</b>	Common areas, Hot tub/Spa, Sauna, Indoor pool, Fitness room, Elevator	<b>Proximity</b>	
<b>Building's Distinctive Features</b>		<b>Roofing</b>	
<b>Energy efficiency</b>			
<b>Mobility impaired accessible</b>			

## Inclusions

all light fixtures, all window coverings, fridge, stove, all bathroom mirrors and fixtures

## Exclusions

## Remarks

Bright and spacious 2-bedroom condo in Côte-Saint-Luc featuring a private balcony! This condo includes kitchen appliances, indoor parking, and a private storage locker. Conveniently located near parks, schools, shopping, and public transit. Book your visit today!

## Addendum

- Sale without legal warranty of quality, at the buyer's risk and peril
- This home has been pre-inspected. The inspection report is available upon request.
- A new Certificate of location was ordered.
- All offers must be accompanied by an up-to-date letter of financial pre-qualification.
- The BUYER may choose the notary, but the notary must be agreeable to the SELLER. The signing must take place within a reasonable distance of the property.

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

**Seller's Declaration**

Yes SD-26097

**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



Dining room



Overall view



Overall view



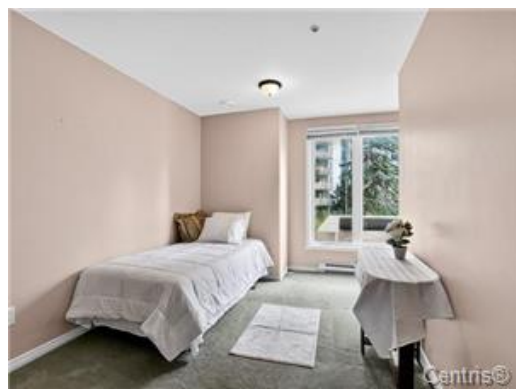
Kitchen



Primary bedroom



Primary bedroom



Bedroom





Bathroom



Balcony



Pool



Exercise room



Garage



Storage

PLANCHER PRINCIPAL Aire Int. 902 pi<sup>2</sup>



Other