

ROYAL LEPAGE VILLAGE
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Centris No. 20815002 (Active)



\$435,000

3665 Av. Jean-Béraud, apt. 204
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	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2023)
Building Type	Detached	Published to RFQ	Yes (2023-05-26)
Floor	2nd floor	Special Contribution	
Total Number of Floors	15	Meeting Minutes	
Total Number of Units	115	Financial Statements	Yes (2024)
Private Portion Size		Building Rules	
Plan Priv. Portion Area	726 sqft	Reposess./Judicial auth.	No
Building Area		Building insurance	
Lot Size		Maintenance log	
Lot Area		Co-ownership insurance	Yes (2025)
Cadastre of Private Portion	20815002	Contingency fund study	
Cadastre of Common Portions		Cert. of Loc. (divided part)	Yes (2023)
Trade possible		File Number	
Zoning	Residential	Occupancy	30 days PP/PR Accepted
		Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$2,541 (2025)	Condo Fees (\$296/month)	\$3,552
Lot	\$12,200	School	\$306 (2024)	Common Exp.	
Building	\$358,300	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$370,500 (117.41%)	Total	\$2,847	Total	\$3,552

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	
2	Living room	18 X 10 ft	Wood		
2	Dining room	13.7 X 10.9 ft	Wood		
2	Kitchen	11.5 X 9.1 ft	Wood		

2	Bedroom	11.3 X 10.2 ft	Wood	
2	Bathroom	5.9 X 9.10 ft	Ceramic	
Additional Space		Size	Cadastre/Unit number	Description of Rights
Balcony		20 X 7 ft		Private portion
Garage			420	Common portion for restricted use
Storage space			78	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)	Garage (1)
Basement		Driveway	
Bathroom		Garage	Built-in, Heated, Single width
Washer/Dryer (installation)		Carport	
Fireplace-Stove		Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Private balcony, Central air conditioning, Air exchange system, Sprinklers, Partially furnished, Electric garage door opener, Indoor storage space, Central heat pump	View	
Building Amenity	Balcony/terrace, Common areas, Outdoor pool, Fitness room, Elevator	Proximity	Bicycle path, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible			

Inclusions

Oven and stove top, fridge, dishwasher, washer/dryer, light fixtures, indoor parking, storage locker

Exclusions

Remarks

Welcome to Phase 6 of the prestigious Marquise condos. This luxurious 1-bedroom condo offers a lifestyle of grandeur, combining high quality finishings, brand new Bloomberg appliances, top-notch amenities, and the convenience of a prime location. The oak floors and white kitchen are a timeless and elegant choice that adds warmth and sophistication to the living space. Immerse yourself in the array of exceptional amenities offered by the condo, including a refreshing pool for leisurely swims, a well-equipped exercise room to maintain your fitness routine, a conference room and an urban chalet with kitchen & bar to reserve for parties.

Addendum

Features:

- Bloomberg kitchen appliances
- Milano stove-top
- Washer & dryer
- Quartz countertop
- Oak floors
- Large balcony facing the terrace and pool
- 1 interior parking spot
- Central heating and AC

- Luxurious bathroom

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 : This sale is made without legal warranty of quality at the BUYER's own risk and peril.

Seller's Declaration

Yes SD-17501

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



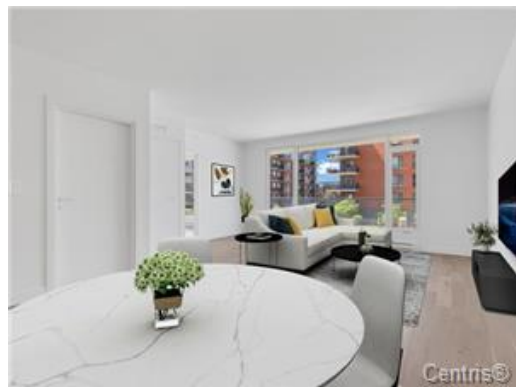
Interior



Kitchen



Living room



Dining room



Living room



Primary bedroom



Primary bedroom



Walk-in closet



Bathroom



Balcony



Exercise room



Common room



Common room



Conference room



Pool



Aerial photo