

ROYAL LEPAGE VILLAGE
 Real Estate Agency
 263-C, boul. St-Jean
 Pointe-Claire (QC) H9R 3J1
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Centris No. 22951012 (Active)



\$339,000

2305 Rue Remembrance, apt. 608
Montréal (Lachine)
H8S 0A9

Region Montréal
Neighbourhood East
Near
Body of Water

Property Type	Apartment	Year Built	2012
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2013)
Building Type	Attached	Published to RFQ	Yes (2013-07-05)
Floor	6th floor	Special Contribution	
Total Number of Floors	6	Meeting Minutes	Yes (2025)
Total Number of Units	118	Financial Statements	Yes (2025)
Private Portion Size		Building Rules	Yes
Plan Priv. Portion Area	630 sqft	Reposess./Judicial auth.	No
Building Area		Building insurance	Yes (2025)
Lot Size		Maintenance log	
Lot Area		Co-ownership insurance	
Cadastre of Private Portion	5014618	Contingency fund study	Yes (2023)
Cadastre of Common Portions	4930003,4930002,5014513,5805624-3,5805624-4	Cert. of Loc. (divided part)	No
Trade possible		File Number	
Zoning	Residential	Occupancy	60 days PP/PR Accepted
		Deed of Sale Signature	60 days PP/PR Accepted

Municipal Assessment		Taxes (annual)	Expenses/Energy (annual)
Year	2025	Municipal	Condo Fees (\$260/month)
Lot	\$19,300	\$1,722 (2025)	\$3,120
Building	\$244,400	School	Common Exp.
		\$201 (2025)	
		Infrastructure	Electricity
		Water	\$770
			Oil
			Gas
Total	\$263,700 (128.56%)	Total	Total
		\$1,923	\$3,890

Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms (above ground + basement)	No. of Bathrooms and Powder Rooms
6		1+0	1+0
Level	Room	Size	Floor Covering
6th floor	Living room	10.8 X 14.3 ft	Wood
6th floor	Dining room	10.10 X 10.7 ft	Wood
Additional Information			

6th floor	Kitchen	9.8 X 10.4 ft	Ceramic	
6th floor	Bedroom	9.10 X 11.6 ft	Wood	
6th floor	Bathroom	9.1 X 8.1 ft	Ceramic	separate tub & shower
6th floor	Laundry room	5.8 X 5.6 ft	Wood	
Additional Space		Size	Cadastre/Unit number	Description of Rights
Storage space				
Features				
Sewage System	Municipality		Rented Equip. (monthly)	
Water Supply	Municipality		Renovations	
Siding	Brick		Pool	
Windows	PVC		Cadastre - Parkg (incl. pr	
Window Type	Casement		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity		Leased Parkg	
Heating System	Electric baseboard units		Parkg (total)	
Basement			Driveway	
Bathroom	Separate shower		Garage	
Washer/Dryer (installation)	Hall Closet (Other)		Carport	
Fireplace-Stove			Lot	
Kitchen Cabinets			Topography	
Restrictions/Permissions			Distinctive Features	
Pets			Water (access)	
Property/Unit Amenity	Private balcony, Wall-mounted air conditioning, Air exchange system, Sprinklers, Indoor storage space		View	
Building Amenity	Bicycle storage area, Yard, Garbage chute, Common areas, Indoor storage space, Elevator		Proximity	Bicycle path, CEGEP, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation
Building's Distinctive Features			Roofing	
Energy efficiency				
Mobility impaired accessible	Adapted entrance, Exterior access ramp			
Inclusions				
lave-vaisselle, rideaux, luminaires				
Exclusions				
Remarks				
This stunning one-bedroom condo is bathed in natural light thanks to its expansive windows, creating a bright and airy atmosphere. Perfectly located within walking distance of the water and the scenic bike path. Surrounded by grocery stores, public transit, and all essential amenities, everything you need is right at your doorstep. Designed with superior soundproofing and energy efficiency, this condo ensures year-round comfort and peace of mind. An ideal home for professionals, first-time buyers, or anyone seeking a vibrant yet tranquil lifestyle.				
Addendum				
-Sale without legal warranty of quality, at the buyer's risk and peril				
-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 : Sale without legal warranty of quality, at the buyer's risk and peril				

Seller's Declaration

Yes SD-74588

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



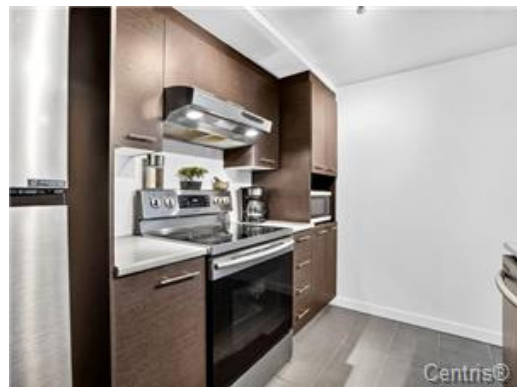
Dining room



Dining room



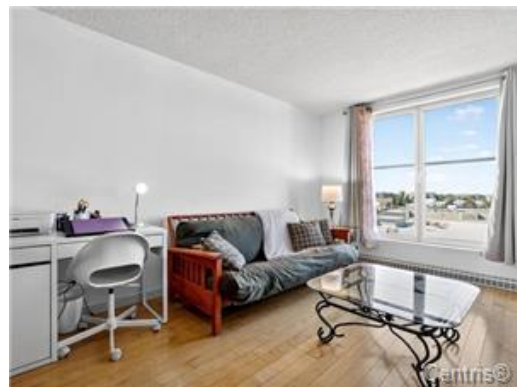
Kitchen



Kitchen



Kitchen



Living room



Living room



Overall view



Living room



Bedroom



Bedroom



Bathroom



Laundry room

PLANCHER PRINCIPAL Aire Int. 627 pi²



Other