

ROYAL LEPAGE VILLAGE
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Centris No. 23900968 (Active)

[See all pictures](#)



\$599,000

**2485 Rue des Nations, apt. 105
 Montréal (Saint-Laurent)**

H4R 9L6

Region Montréal

Neighbourhood New Saint-Laurent/Bois-Franc

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 (2012)
Building Type	Detached	Published to RFQ	Yes (2012-04-20)
Floor	1st floor (ground floor)	Special Contribution	
Total Number of Floors	5	Meeting Minutes	Yes (2024)
Total Number of Units	34	Financial Statements	Yes (2025)
Private Portion Size		Building Rules	Yes
Plan Priv. Portion Area	1,021.49 sqft	Reposess./Judicial auth.	No
Building Area		Building insurance	
Lot Size		Maintenance log	
Lot Area		Co-ownership insurance	Yes (2026)
Cadastre of Private Portion	4942961, 4942954	Contingency fund study	
Cadastre of Common Portions	4942910	Cert. of Loc. (divided part)	Yes (2012)
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	2026	Municipal	\$3,930 (2026)	Condo Fees (\$517/month)	\$6,204
Lot	\$100,100	School	\$479 (2026)	Common Exp.	
Building	\$517,900	Infrastructure		Electricity	\$720
		Water		Oil	
				Gas	
Total	\$618,000 (96.93%)	Total	\$4,409	Total	\$6,924

Room(s) and Additional Space(s)					
No. of Rooms	6	No. of Bedrooms (above ground + basement)	1+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Dining room	12.1 X 22.6 ft	Wood		

GF	Kitchen	8.7 X 16.5 ft	Wood	quartz counters
GF	Living room	18.2 X 12.6 ft	Wood	
GF	Bedroom	9.10 X 13.10 ft	Wood	
GF	Bathroom	9.10 X 9.5 ft	Ceramic	separate tub & shower
GF	Powder room	4.1 X 6.4 ft	Ceramic	
GF	Laundry room	5.10 X 3.7 ft	Wood	Closet

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	Electricity	Leased Parkg	
Heating System	Forced air	Parkg (total)	Garage (1)
Basement		Driveway	Concrete
Bathroom	Separate shower	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	Intercom, Indoor storage space, Central heat pump	View	
Building Amenity	Roof terrace, Common areas, Outdoor pool, Fitness room, Elevator	Proximity	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible	Exterior access ramp		

Inclusions

Fridge, cockpit, built-in oven (functional, but error message limiting some functionality), dishwasher, washer, dryer, window coverings, light fixtures, garage door opener, living room bookcase, central vacuum

Exclusions

Remarks

Located in Place des Nations I, one of the most prestigious buildings in Bois-Franc, this unit features 1 bedroom, 1+1 bathroom layout with generous living space. Thoughtfully designed for comfort and functionality, this bright condo offers excellent proportions and elegant finishes throughout.

Addendum

- The designer kitchen features quartz countertops and built in Viking appliances, including a wine fridge, making it as perfect for entertaining as it is for everyday living. A built-in desk area creates an ideal work from home space, while in unit stacked laundry adds everyday convenience.

- Private patio area, 1 Indoor parking and 1 storage locker are included. Condo fees include heating and cooling. Residents enjoy exceptional amenities including a fully equipped exercise room with TV and shower, two EV charging outlets in the common area, and the convenience of a garbage chute on every floor. The building is LEED certified.

- A stand out feature is the private rooftop terrace with heated pool, BBQ area, lounge chairs and bathroom, offering a perfect space to relax or entertain while enjoying beautiful views.

- Ideally located adjacent to Bois-Franc's Grand Place, this unit places you steps from local shops, cafés & services. The neighborhood is known for its parks, quiet streets, lakes, and strong sense of community, making it one of Montreal's most desirable communities.

- Commuting is effortless with the nearby REM Bois-Franc station, providing quick access across the city and a short ride to the airport.

- A new Certificate of location was ordered

- Notary to be mutually agreeable by both buyer and seller.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-34088

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



Overall view



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Overall view



Living room



Living room



Living room



Living room



Powder room



Bedroom



Bedroom



Walk-in closet



Bathroom



Bathroom



Exercise room



Other



Pool



Nearby



Nearby



Frontage