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**Centris No.** 23985291 (Active)



**\$925,000**

**3045 Boul. Notre-Dame, apt. 601**  
**Laval (Chomedey)**  
**H7V 0A1**

**Region** Laval  
**Neighbourhood** Others  
**Near**  
**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	2013
<b>Style</b>	One storey	<b>Expected Delivery Date</b>	No
<b>Condominium Type</b>	Divided	<b>Specifications</b>	No
<b>Year of Conversion</b>		<b>Declaration of co-ownership Issued</b>	Yes (2013)
<b>Building Type</b>	Detached	<b>Published to RFQ</b>	Yes (2013-06-17)
<b>Floor</b>	6th floor	<b>Special Contribution</b>	Yes (2023)
<b>Total Number of Floors</b>	17	<b>Meeting Minutes</b>	Yes (2023)
<b>Total Number of Units</b>	205	<b>Financial Statements</b>	Yes (2022)
<b>Private Portion Size</b>		<b>Building Rules</b>	Yes
<b>Plan Priv. Portion Area</b>	1,449 sqft	<b>Reposess./Judicial auth.</b>	No
<b>Building Area</b>		<b>Building insurance</b>	No
<b>Lot Size</b>		<b>Maintenance log</b>	No
<b>Lot Area</b>		<b>Co-ownership insurance</b>	Yes (2022)
<b>Cadastre of Private Portion</b>	5200338	<b>Contingency fund study</b>	Yes (2015)
<b>Cadastre of Common Portions</b>		<b>Cert. of Loc. (divided part)</b>	Yes (2013)
<b>Trade possible</b>		<b>File Number</b>	
<b>Zoning</b>	Residential	<b>Occupancy</b>	30 days PP/PR Accepted
		<b>Deed of Sale Signature</b>	30 days PP/PR Accepted

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2023	<b>Municipal</b>	\$4,593 (2023)	<b>Condo Fees (\$1,257/month)</b>	\$15,084
<b>Lot</b>		<b>School</b>	\$541 (2023)	<b>Common Exp.</b>	
<b>Building</b>	\$602,800	<b>Infrastructure</b>		<b>Electricity</b>	\$1,041
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$602,800 (153.45%)	<b>Total</b>	\$5,134	<b>Total</b>	\$16,125

<b>Room(s) and Additional Space(s)</b>					
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	
6th level	Living Room/Dining Room	23.9 X 21.6 ft	Wood	open concept	
6th level	Kitchen	11.10 X 9.9 ft	Ceramic	granite counters	
6th level	Primary bedroom	13.5 X 19.5 ft	Wood	walk-in	

6th level	Ensuite	13.11 X 9.7 ft	Ceramic	separate shower
6th level	Bedroom	13.5 X 10.8 ft	Wood	walk-in
6th level	Office	12.10 X 9.2 ft	Wood	
6th level	Bathroom	7.1 X 10.2 ft	Ceramic	
6th level	Laundry room	5.3 X 9.1 ft	Ceramic	

## 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>
<b>Windows</b>		Heated, Indoor, Inground
<b>Window Type</b>		<b>Cadastre - Parkg (incl. pr</b>
<b>Energy/Heating</b>		<b>Cadastre - Parkg (excl. pr</b>
<b>Heating System</b>	Electric baseboard units	<b>Parkg (total)</b>
<b>Basement</b>		Garage (2)
<b>Bathroom</b>	Ensuite bathroom, Separate shower	<b>Driveway</b>
<b>Washer/Dryer (installation)</b>	laundry room (Other)	<b>Garage</b>
<b>Fireplace-Stove</b>		Attached, Heated
<b>Kitchen Cabinets</b>		<b>Carport</b>
<b>Restrictions/Permissions</b>	Minimum age requirement (55+), Smoking not allowed, Short-term rentals not allowed	<b>Lot</b>
<b>Equipment/Services</b>	Elevator(s), Central air conditioning, Intercom, Electric garage door opener, Sauna	<b>Topography</b>
<b>Building's Distinctive Features</b>		<b>Distinctive Features</b>
<b>Energy efficiency</b>		<b>Water (access)</b>
<b>Mobility impaired accessible</b>		<b>View</b>
		<b>Proximity</b>
		<b>Roofing</b>

## Inclusions

Refrigerator, stove, dishwasher, washer, dryer, light fixtures, window coverings

## Exclusions

## Broker - Remarks

This fabulous apartment offers 1450 sq. ft. of living area. The open concept living room, dining room and kitchen allows for an abundance of natural light to pour in through the windows. Just off the living room separated by French doors is a convenient home office. The primary bedroom has its own balcony, walk-in closet and ensuite bathroom with separate shower and tub. The 2nd bedroom also features its own balcony and walk-in closet. There is a separate laundry room within the unit and a 2nd full bathroom with shower with extra cabinets for storage and linens. This apartment has two indoor parking spaces and a good-sized storage locker

## Addendum

Altitude du Boisé Notre-Dame is a luxurious complex for people aged 55 and over, offering a myriad of services both for active people and those who prefer a quieter lifestyle.

### Building services

- 2 indoor swimming pools, one with sauna
- Well-equipped exercise room
- Bowling alley
- Shuffleboard and petanque
- 3D golf simulator and mini golf
- Movie theatre
- Hair salon
- Beauty Spa
- On-site nursing services
- Pharmacy

- Restaurants and café-bistro
- Lounge with fireplace and pool tables
- Recreation room with DIY area, crafts, etc.
- Banking services
- Shuttle service for various outings

**Additional Features**

- Adapted for people with reduced mobility
- Elevator(s)
- Central air conditioning
- Fire detector (connected)
- Sprinklers
- Intercom
- Connected emergency button and bracelet
- Incredible view from two balconies, lots of natural light
- Two indoor parking spaces and storage locker
- Beautiful gardens surrounding the complex
- Good management of the building

**Additional Information**

- Minimum age required (55+)
- Non-smoking
- Short term rental not permitted
- Pets allowed (see regulations)
- Condominium fees include heating, air conditioning of common areas, insurance of common areas, hot water.

A new certificate of location has been ordered.

Sale without legal warranty at the buyer's risk.

All offers to be submitted with a mortgage pre-approval letter or proof of funds.

Notary must accommodate virtual signing as seller is out of town

**Sale without legal warranty of quality, at the buyer's risk and peril**

**Seller's Declaration**

Yes SD-68563

**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



Frontage



Interior



Interior



Living room



Living room



Kitchen



Kitchen



Office



Primary bedroom



Primary bedroom



Walk-in closet



Ensuite bathroom



Bedroom



Bathroom



Bathroom



Laundry room



Balcony



Balcony



View



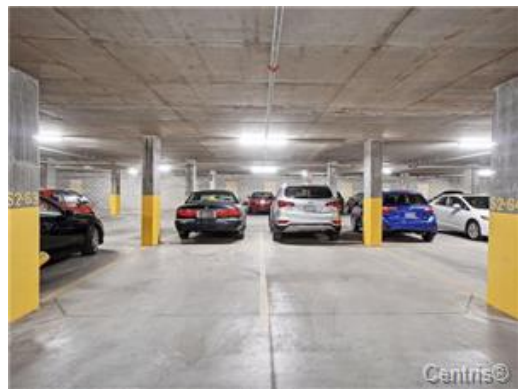
Nearby



Nearby



Nearby



Garage