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Centris No. 26560341 (Active)



\$869,000

**843 Rue Gameroff
 Montréal (Lachine)
 H8T 3R4**

Region Montréal
Neighbourhood West
Near 32e Av.
Body of Water

Property Type	House	Year Built	2006
Style	Two or more storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2005)
Building Type	Attached corner unit	Published to RFQ	Yes (2007-05-30)
Floor		Special Contribution	
Total Number of Floors		Meeting Minutes	Yes (2022)
Total Number of Units		Financial Statements	Yes (2022)
Private Portion Size	20 X 36 ft	Building Rules	
Plan Priv. Portion Area	1,605 sqft	Repossess./Judicial auth.	No
Building Area	720 sqft	Building insurance	
Lot Size	20 X 65 ft	Maintenance log	
Lot Area	1,300 sqft	Co-ownership insurance	Yes (2022)
Cadastre of Private Portion	3690663	Contingency fund study	
Cadastre of Common Portions	3690662 , 3690671	Cert. of Loc. (divided part)	Yes (2023)
Trade possible		File Number	
Zoning	Residential	Occupancy	95 days PP/PR Accepted
		Deed of Sale Signature	90 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$4,862 (2023)	Condo Fees (\$432/month)	\$5,184
Lot	\$167,600	School	\$587 (2023)	Common Exp.	
Building	\$652,200	Infrastructure		Electricity	\$1,948
		Water		Oil	
				Gas	
Total	\$819,800 (106.00%)	Total	\$5,449	Total	\$7,132

Room(s) and Additional Space(s)					
No. of Rooms	10	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	11.5 X 14.4 ft	Wood		
GF	Dining room	15.5 X 10.11 ft	Wood		Fireplace-Stove. wood fireplace
GF	Kitchen	12.3 X 10.7 ft	Wood		

GF	Powder room	6.3 X 10.11 ft	Ceramic	washer/dryer
2	Primary bedroom	11.11 X 15 ft	Wood	walk-in
2	Bedroom	9.5 X 15.6 ft	Wood	
2	Bedroom	8.11 X 9.11 ft	Wood	
2	Bathroom	6.5 X 12.5 ft	Ceramic	separate shower
3	Mezzanine	15.7 X 10.11 ft	Carpet	4th bedroom
BA1	Playroom	11.6 X 14.8 ft	Laminate floor	

Additional Space	Size	Cadastre/Unit number	Description of Rights
Garage	18.9 X 19 ft		Private portion

Features			
Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$16)
Water Supply	Municipality	Renovations	
Siding		Pool	Inground, common portion
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Parkg (total)	Garage (2)
Heating System	Forced air	Driveway	
Basement	6 feet and more, Finished basement	Garage	Attached, Built-in, Double width or more, Heated
Bathroom	Separate shower	Carport	
Washer/Dryer (installation)	Powder room (1st level/Ground floor)	Lot	
Fireplace-Stove	Wood fireplace	Topography	
Kitchen Cabinets		Distinctive Features	
Restrictions/Permissions		Water (access)	
Equipment/Services	Central air conditioning, Air exchange system, Central vacuum cleaner system installation, Electric garage door opener	View	
Building's Distinctive Features		Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation
Energy efficiency		Roofing	Asphalt shingles
Mobility impaired accessible			

Inclusions
all light fixtures; blinds & curtain rods. Dishwasher, fridge, stove, microwave, exhaust fan hood, washer/dryer, bathroom mirrors & acc., central vacuum & acc., alarm system hardware, barbecue, patio furniture, gazebo w/cover, shelving units in storage room & garage, some furniture may be included.

Exclusions
curtains

Broker - Remarks
Arguably the nicest home in this development. This bright and sunny end-unit with south-western exposure is directly adjacent to the walking path connected to the picturesque parks and attractions of Village St -Louis. Complete with 4 bdrms including a mezzanine, 1+1 bthrms, finished bsmnt with storage rm, and a 2-car garage with epoxy flooring. The main floor is open-concept with hardwood floors, bay-window, kitchen with bar seating and patio doors leading to the spacious, re-finished back deck that's perfect for outdoor entertaining. Located in the heart of Lachine, close to shops, the market, waterfront parks, and all the best schools.

Addendum
At the SELLER's request, in order to allow for sufficient time and exposure to the market, no offers will be responded to before Wednesday, May 17th. Please inquire with the listing broker before signing or submitting an offer.

Welcome to 843 Gameroff!

This corner-unit townhouse has many unique features which set it apart from other units in this much-desired area. It offers an abundance of natural sunlight throughout the day, with a south-facing back deck and several west-facing side windows.

The main floor is completely open, with a layout and design that are perfect for family living and entertaining. Several windows were upgraded and replaced with higher quality windows, providing for better energy efficiency, fewer drafts, and less noise. There is a main-floor powder room with laundry.

The 2nd floor features 3 bedrooms and a spacious family bathroom with separate tub and shower. The primary bedroom has a large south-facing window and a walk-in closet.

The mezzanine level can serve as a 4th bedroom, a kids' playroom, or a home office space.

The basement is fully finished with good ceiling height, bright windows, and a convenient storage room.

There is a double garage with epoxy flooring and access to the mechanical systems including the electric furnace, central AC, central vacuum, air exchanger, and hot water tank (rented).

There is an inground, outdoor pool for the exclusive use of the residents of Gameroff street, as well as a large play area for children right off the back deck. Playgrounds for toddlers and children are only a short walk away.

Quick access to highways 20 and 13, the commuter train station, and YUL International Airport. Lachine is located halfway between the West Island and downtown.

Nearby schools include :

Primary schools: Victor-Therien, Berges-de-Lachine, Catherine-Soumillard, Maple-Grove, Ste-Anne Academy

High Schools: College St-Louis, Lakeside Academy, College Ste-Anne.

Fireplace & chimney are sold "as is" with no guarantees with respect to their compliance with current fire-safety codes, insurance requirements, and municipal regulations.

All offers must be accompanied by an up-to-date letter of financial pre-qualification, as well as proof of Canadian citizenship or residency from the BUYER.

The BUYER may choose the notary, but choice of notary must be approved by the SELLER.

Living area based on certificate of location and floor plans. Does not include basement or garage. BUYER to verify.

Sale with legal warranty

Seller's Declaration

Yes SD-18794

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



Interior



Living room



Living room



Living room



Dining room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



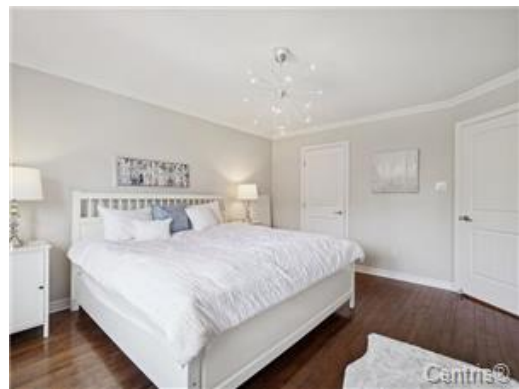
Powder room



Powder room



Primary bedroom



Primary bedroom



Walk-in closet



Bedroom



Bedroom



Bathroom



Bathroom



Staircase



Mezzanine



Mezzanine