

**ROYAL LEPAGE VILLAGE**  
 Real Estate Agency  
 263-C, boul. St-Jean  
 Pointe-Claire (QC) H9R 3J1  
<https://www.royallepagevillage.com>

Office : 514-694-2121  
 Fax : 1-855-947-4757  
[villagepc@royallepage.ca](mailto:villagepc@royallepage.ca)



**Centris No.** 26607402 (Active)

[See all pictures](#)



**\$339,000**

**2305 Rue Remembrance, apt. 608**  
**Montréal (Lachine)**

**H8S 0A9**

**Region** Montréal

**Neighbourhood** East

**Near**

**Body of Water**

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

  

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2025	<b>Municipal</b>	\$1,722 (2025)	<b>Condo Fees (\$260/month)</b>	\$3,120
<b>Lot</b>	\$22,600	<b>School</b>	\$201 (2025)	<b>Common Exp.</b>	
<b>Building</b>	\$283,300	<b>Infrastructure</b>		<b>Electricity</b>	\$770
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$305,900 (110.82%)	<b>Total</b>	\$1,923	<b>Total</b>	\$3,890

### Room(s) and Additional Space(s)

<b>No. of Rooms</b>	6	<b>No. of Bedrooms (above ground + basement)</b>	1+0	<b>No. of Bathrooms and Powder Rooms</b>	1+0
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	

6th floor	Living room	10.8 X 14.3 ft	Wood	
6th floor	Dining room	10.10 X 10.7 ft	Wood	
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	
<b>Additional Space</b>		<b>Size</b>	<b>Cadastre/Unit number</b>	<b>Description of Rights</b>
Storage space				
<b>Features</b>				
<b>Sewage System</b>	Municipality		<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality		<b>Renovations</b>	
<b>Siding</b>	Brick		<b>Pool</b>	
<b>Windows</b>	PVC		<b>Cadastre - Parkg (incl. pr</b>	
<b>Window Type</b>	Casement		<b>Cadastre - Parkg (excl. pr</b>	
<b>Energy/Heating</b>	Electricity		<b>Leased Parkg</b>	
<b>Heating System</b>	Electric baseboard units		<b>Parkg (total)</b>	
<b>Basement</b>			<b>Driveway</b>	
<b>Bathroom</b>	Separate shower		<b>Garage</b>	
<b>Washer/Dryer (installation)</b>	in-unit (Other)		<b>Carport</b>	
<b>Fireplace-Stove</b>			<b>Lot</b>	
<b>Kitchen Cabinets</b>			<b>Topography</b>	
<b>Restrictions/Permissions</b>			<b>Distinctive Features</b>	
<b>Pets</b>			<b>Water (access)</b>	
<b>Property/Unit Amenity</b>	Private balcony, Wall-mounted air conditioning, Air exchange system, Sprinklers, Indoor storage space		<b>View</b>	
<b>Building Amenity</b>	Bicycle storage area, Yard, Garbage chute, Common areas, Indoor storage space, Elevator		<b>Proximity</b>	Bicycle path, CEGEP, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation
<b>Building's Distinctive Features</b>			<b>Roofing</b>	
<b>Energy efficiency</b>				
<b>Mobility impaired accessible</b>	Adapted entrance, Exterior access ramp			
<b>Inclusions</b>				
lave-vaisselle, rideaux, luminaires				
<b>Exclusions</b>				
<b>Remarks</b>				
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.				
<b>Addendum</b>				
-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 : Vente sans garantie légale de qualité**

**Seller's Declaration**

Yes SD-85869

**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



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Living room



Living room



Living room



Bedroom



Bedroom



Bathroom



Laundry room

PLANCHER PRINCIPAL Aire Int. 627 pi²



Other