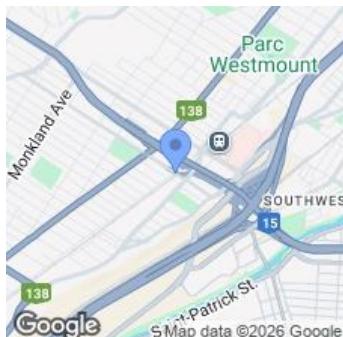


Centris No. 26643346 (Active)

[See all pictures](#)



\$444,000

**1 Boul. De Maisonneuve O., apt. 1223
 Montréal (Ville-Marie)**

H2X 0E3

Region Montréal
Neighbourhood Central
Near

Body of Water

Property Type	Apartment	Year Built	2023
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership	
Building Type	Detached	Special Contribution	
Floor	12th floor	Meeting Minutes	Yes (2024)
Total Number of Floors		Financial Statements	Yes (2025)
Total Number of Units		Building Rules	Yes
Private Portion Size		Repossess./Judicial auth.	No
Gross Priv. Portion Area	512 sqft	Building insurance	
Building Area		Maintenance log	
Lot Size		Co-ownership insurance	Yes (2025)
Lot Area		Contingency fund study	
Cadastre of Private Portion	6507290	Cert. of Loc. (divided part)	No
Cadastre of Common Portions		File Number	
Trade possible		Occupancy	15 days PP/PR Accepted
Zoning	Residential	Deed of Sale Signature	15 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$2,947 (2025)	Condo Fees (\$308/month)	\$3,696
Lot	\$42,400	School	\$378 (2025)	Common Exp.	
Building	\$435,500	Infrastructure		Electricity	\$380
		Water		Oil	
				Gas	
Total	\$477,900 (92.91%)	Total	\$3,325	Total	\$4,076

Room(s) and Additional Space(s)

No. of Rooms	5	No. of Bedrooms (above ground + basement)	1+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
12th floor	Hall	7.3 X 4 ft	Wood		

12th floor	living & dining room	10.9 X 10.5 ft	Wood
12th floor	Kitchen	10.7 X 5.5 ft	Wood
12th floor	Bedroom	9 X 13.5 ft	Wood
12th floor	Bathroom	7.5 X 5 ft	Ceramic
Additional Space	Size	Cadastre/Unit number	Description of Rights
Balcony	21.4 X 5.8 ft		

Features

Sewage System	Municipality	Rented Equip. (monthly)
Water Supply	Municipality	Renovations
Siding	Brick	Pool Heated, Indoor, Private spa
Windows		Cadastre - Parkg (incl. pr
Window Type	French door, Tilt and turn	Cadastre - Parkg (excl. pr
Energy/Heating	Electricity	Leased Parkg
Heating System	Electric baseboard units	Parkg (total)
Basement		Driveway
Bathroom		Garage
Washer/Dryer (installation)	in-unit (Other)	Carport
Fireplace-Stove		Lot
Kitchen Cabinets		Topography
Restrictions/Permissions	Short-term rentals not allowed	Distinctive Features
Pets		Water (access)
Property/Unit Amenity	Central air conditioning, Wall-mounted air conditioning, Air exchange system, Sprinklers, Intercom, Partially furnished	View
Building Amenity	Bicycle storage area, Roof terrace, Balcony/terrace, Garbage chute, Common areas, Hot tub/Spa, Sauna, Indoor pool, Indoor storage space, Fitness room, Elevator, Leak detection system	Proximity CEGEP, Daycare centre, Elementary school, Metro, Park, Public transportation, University
Building's Distinctive Features		Roofing
Energy efficiency		
Mobility impaired accessible		

Inclusions

Fridge, stove, washer, dryer, light fixtures, table, 4 chairs, coffee table, curtains

Exclusions

Remarks

Welcome to Laurent & Clark Phase II! Offering more than just a condo, it's a lifestyle. Featuring a luminous and large bedroom, an open layout, a chic modern kitchen, and an oversized balcony with jaw-dropping and protected views of Place des Arts, the city skyline, and Mount Royal. Perfect as your first home, a pied-à-terre, or an investment. Indulge in the amazing amenities, such as a serene spa, fitness center, terrace, and a sleek lounge and 24/7 security. With Saint-Laurent metro at your doorstep and the Quartier des Spectacles, skating rink, cafés, restaurants, boutiques, and parks all around, urban living doesn't get better than this!

Sale with legal warranty of quality

Seller's Declaration Yes SD-31876

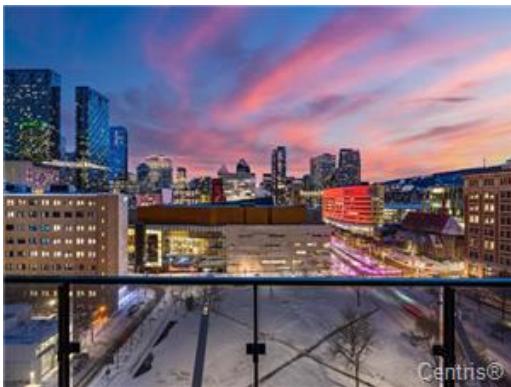
Source

ROYAL LEPAGE VILLAGE, Real Estate Agency

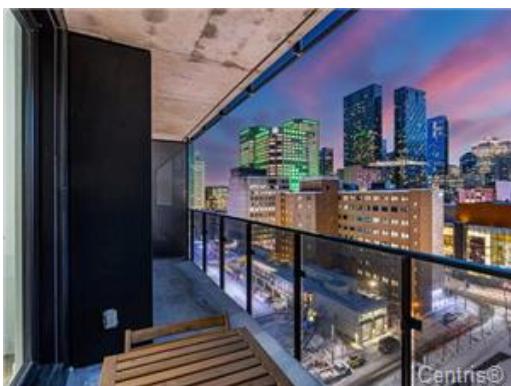
This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises.



Frontage



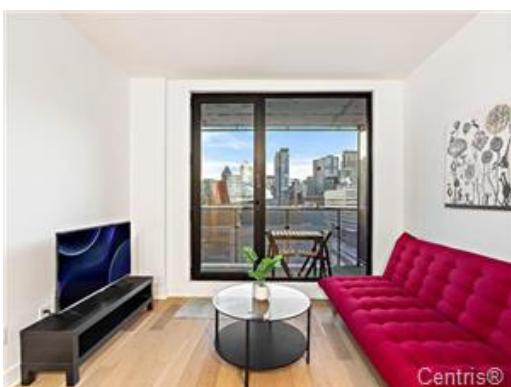
Balcony



Balcony



Other



Living room



Living room



Dining room



Dining room



Dining room



Kitchen



Bedroom



Bedroom



Bathroom



Laundry room



Common room



Common room



Common room



Pool



Exercise room



Other



Frontage



Frontage