

**ROYAL LEPAGE VILLAGE**  
 Real Estate Agency  
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**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**

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

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

Room(s) and Additional Space(s)					
<b>No. of Rooms</b>	5	<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>	
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	
<b>Additional Space</b>		<b>Size</b>	<b>Cadastre/Unit number</b>	<b>Description of Rights</b>
Balcony		21.4 X 5.8 ft		
<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>	Heated, Indoor, Private spa
<b>Windows</b>			<b>Cadastre - Parkg (incl. pr</b>	
<b>Window Type</b>	French door, Tilt and turn		<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>			<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>	Short-term rentals not allowed		<b>Distinctive Features</b>	
<b>Pets</b>			<b>Water (access)</b>	
<b>Property/Unit Amenity</b>	Central air conditioning, Wall-mounted air conditioning, Air exchange system, Sprinklers, Intercom, Partially furnished		<b>View</b>	
<b>Building Amenity</b>	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		<b>Proximity</b>	CEGEP, Daycare centre, Elementary school, Metro, Park, Public transportation, University
<b>Building's Distinctive Features</b>			<b>Roofing</b>	
<b>Energy efficiency</b>				
<b>Mobility impaired accessible</b>				
<b>Inclusions</b>				
Fridge, stove, washer, dryer, light fixtures, table, 4 chairs, coffee table, curtains				
<b>Exclusions</b>				
<b>Remarks</b>				
Welcome to Laurent & Clark Phase III! 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!				
<b>Sale with legal warranty of quality</b>				
<b>Seller's Declaration</b>		Yes SD-31876		
<b>Source</b>				
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.



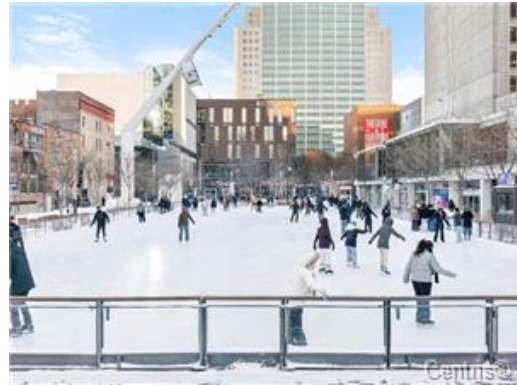
Frontage



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