

ROYAL LEPAGE VILLAGE
 Real Estate Agency
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Centris No. 27624959 (Active)



\$395,000

546 Av. Forest, apt. 5
Pincourt
J7W 0K2

Region Montréal
Neighbourhood
Near
Body of Water

Property Type	Apartment	Year Built	2005
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2005)
Building Type	Detached	Published to RFQ	Yes (2005-09-21)
Floor	3rd floor	Special Contribution	
Total Number of Floors	4	Meeting Minutes	Yes (2024)
Total Number of Units	7	Financial Statements	
Private Portion Size		Building Rules	
Plan Priv. Portion Area	974 sqft	Reposess./Judicial auth.	No
Building Area		Building insurance	Yes (2025)
Lot Size		Maintenance log	
Lot Area		Co-ownership insurance	Yes (2025)
Cadastre of Private Portion	3525165,3525161	Contingency fund study	
Cadastre of Common Portions	3525157	Cert. of Loc. (divided part)	Yes (2024)
Trade possible		File Number	
Zoning	Residential	Occupancy	37 days PP/PR Accepted
		Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$2,596 (2025)	Condo Fees (\$235/month)	\$2,820
Lot	\$56,300	School	\$212 (2025)	Common Exp.	
Building	\$200,500	Infrastructure		Electricity	\$565
		Water		Oil	
				Gas	
Total	\$256,800 (153.82%)	Total	\$2,808	Total	\$3,385

Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
6		2+0		1+0	
Level	Room	Size	Floor Covering	Additional Information	
3	Living room	13.4 X 12.3 ft	Wood		
3	Dining room	9.7 X 8.10 ft	Wood		
3	Kitchen	9.6 X 8.10 ft	Ceramic		

3	Primary bedroom	13.4 X 11.6 ft	Wood	walk-in
3	Bedroom	10.6 X 10.5 ft	Wood	
3	Bathroom	10.4 X 8.9 ft	Ceramic	separate shower

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$18)
Water Supply	Municipality	Renovations	
Siding		Pool	
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Leased Parkg	
Heating System	Electric baseboard units	Parkg (total)	Driveway (1), Garage (1)
Basement		Driveway	Asphalt
Bathroom	Separate shower	Garage	Heated, Single width
Washer/Dryer (installation)	closet (3rd level)	Carport	
Fireplace-Stove	Fireplace - Other: Electric	Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Wall-mounted air conditioning, Wall-mounted heat pump	View	
Building Amenity		Proximity	Bicycle path, Commuter train, Cross-country skiing, Elementary school, Golf, High school, Highway, Park, Public transportation
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible			

Inclusions

Light fixtures (excluding main bedroom ceiling fan), blinds, dishwasher, hood fan, garage door opener.

Exclusions

Refrigerator, stove, washer/dryer, ceiling fan in main bedroom, curtain and rods, hot water heater (rental \$18/mth).

Remarks

Discover this spacious 2-bedroom condo nestled in a sought-after area of Pincourt. Step into a bright, warm and inviting living room, featuring an electric fireplace and large windows. The kitchen offers ample storage, while the cozy dining area is perfect for shared meals. Both bedrooms are generously sized, with the primary suite boasting a walk-in closet and balcony. The large bathroom features both a relaxing bathtub and a separate shower for added convenience. There is also a private garage and an additional outdoor parking space. A fantastic opportunity for a small family or first-time homebuyer.

Sale with legal warranty of quality

Seller’s DeclarationYes SD-17919

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



Living room



Living room



Living room



Living room



Dining room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Hall



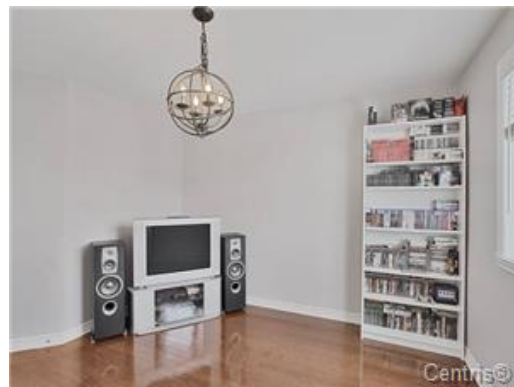
Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bathroom



Hall



Balcony



Garage



Frontage

PLANCHER PRINCIPAL Aire Int. 942 pi²



Other