

ROYAL LEPAGE VILLAGE
 Real Estate Agency
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Centris No. 9104988 (Active)



\$599,000

**3209 Rue Anatole-Carignan
 Montréal (Lachine)
 H8T 3N3**

Region Montréal
Neighbourhood West
Near Dalbé-Viau
Body of Water

Property Type	House	Year Built	1994
Style	Two or more storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership	
Building Type	Attached corner unit	Special Contribution	
Floor		Meeting Minutes	Yes (2022)
Total Number of Floors		Financial Statements	Yes (2021)
Total Number of Units	3	Building Rules	Yes
Private Portion Size	14 X 40 ft	Reposess./Judicial auth.	No
Plan Priv. Portion Area	1,150 sqft	Building insurance	
Building Area	575 sqft	Maintenance log	
Lot Size	21 X 78 ft	Co-ownership insurance	
Lot Area	1,638 sqft	Contingency fund study	
Cadastre of Private Portion	1898759	Cert. of Loc. (divided part)	Yes (2017)
Cadastre of Common Portions	1898758	File Number	
Trade possible		Occupancy	120 days PP/PR Accepted
Zoning	Residential	Deed of Sale Signature	120 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2022	Municipal	\$2,913 (2022)	Condo Fees (\$107/month)	\$1,284
Lot	\$106,200	School	\$355 (2022)	Common Exp.	
Building	\$399,300	Infrastructure		Electricity	\$2,037
		Water		Oil	
				Gas	
Total	\$505,500 (118.50%)	Total	\$3,268	Total	\$3,321

Room(s) and Additional Space(s)						
No. of Rooms	8		No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information		
GF	Living room	15.2 X 13.8 ft	Wood	Fireplace-Stove. wood fireplace		
GF	Dining room	10 X 8.11 ft	Wood			
GF	Kitchen	13.7 X 10.4 ft	Ceramic	Quartz island		

GF	Powder room	3 X 6.9 ft	Ceramic	
2	Primary bedroom	12.11 X 12.5 ft	Wood	
2	Bedroom	12.11 X 10.9 ft	Wood	
2	Bathroom	7 X 10.1 ft	Ceramic	separate shower & heated floor
BA1	Playroom	13.3 X 10.1 ft	Laminate floor	washer/dryer
Additional Space	Size	Cadastre/Unit number	Description of Rights	
Garage	13.3 X 22.7 ft			

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	Roof covering - 2022 (\$13,945)
Siding		Pool	common Inground pool
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Parkg (total)	Driveway (1), Garage (1)
Heating System	Electric baseboard units	Driveway	Asphalt
Basement	6 feet and more, Finished basement	Garage	Attached, Single width
Bathroom	Separate shower, heated floor	Carport	
Washer/Dryer (installation)	laundry (Basement 1)	Lot	
Fireplace-Stove	Wood fireplace	Topography	
Kitchen Cabinets		Distinctive Features	
Restrictions/Permissions		Water (access)	
Equipment/Services	Wall-mounted air conditioning, Electric garage door opener, Alarm system	View	
Building's Distinctive Features		Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, Highway, Hospital, Park, Public transportation
Energy efficiency		Roofing	Asphalt shingles
Mobility impaired accessible			

Inclusions

all light fixtures, all window coverings, dishwasher, fridge, all bathroom mirrors and fixtures, garage door opener, central vacuum + accessories, alarm system hardware

Exclusions

stove, washer, dryer, tv wall-mount brackets in living room & basement

Broker - Remarks

Bright and cozy 2 bedroom townhouse located in sought-after Village St-Louis. This corner unit has several recently replaced windows offering an abundance of natural light. The main floor features a renovated powder room and an updated kitchen with new backsplash and quartz countertops on the centre island. New hardwood flooring on 2nd level and a renovated family bathroom with heated floors. The basement has a playroom and laundry with access to the single garage and driveway parking. Intimate, private backyard. Common access to an in-ground pool and all the beautiful walking paths and playgrounds unique to Village St-Louis.

Addendum

The certificate of location provided by the SELLER is from 2017. Should the acting notary or lender require a new certificate, it shall be at the BUYER's expense, including any related costs for title insurance.

The air conditioning unit is too close to the property line by a margin of 47cm.

Fireplaces and chimneys are sold "as is" with no guarantee with respect to their compliance with current fire safety codes or insurance requirements.

Lot size includes front, back, and side yards, and is calculated based on the certificate of location including possible common portions with exclusive use.

Sale with legal warranty

Seller's Declaration

Yes SD-14702

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



Dining room



Dining room



Dining room



Other



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Powder room



Hall



Primary bedroom



Primary bedroom



Bedroom



Bathroom



Bathroom



Staircase



Basement



Basement



Basement