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Centris® No. 18091105 (Active)



\$259,900

10650 Place de l'Acadie, apt. 358
Ahuntsic-Cartierville (Montréal)
H4N 0B6

Region Montréal
Neighbourhood Nouveau Bordeaux
Near Henri-Bourassa O
Body of Water

| | | | |
|------------------------------------|---------------------------------|---|---------------------------|
| Property Type | Apartment | Year Built | 2012 |
| Style | One storey | Expected Delivery Date | |
| Condominium Type | Divided | Specifications | No |
| Year of Conversion | | Declaration of co-ownership Issued | Yes (2012) |
| Building Type | Detached | Published to RFQ | Yes (2012-06-06) |
| Floor | 3rd floor | Special Contribution | |
| Total Number of Floors | 16 | Meeting Minutes | Yes (2017) |
| Total Number of Units | 237 | Financial Statements | Yes (2017) |
| Private Portion Size | | Building Rules | Yes |
| Plan Priv. Portion Area | 80.9 sqm | Repossess./Judicial auth. | No |
| Building Area | 80.9 sqm | Trade possible | |
| Lot Size | | Cert. of Loc. (divided part) | Yes (2015) |
| Lot Area | | File Number | |
| Cadastre of Private Portion | 4996718 475348 | Occupancy | 30 days PP/PR Accepted |
| Cadastre of Common Portions | 4996683 5336153 5336154 4759753 | Deed of Sale Signature | 30 days PP/PR Accepted |
| Zoning | Residential | | |

| Municipal Assessment | | Taxes (annual) | | Expenses/Energy (annual) | |
|-----------------------------|-----------|-----------------------|----------------|---------------------------------|---------|
| Year | 2018 | Municipal | \$2,034 (2018) | Condo Fees (\$163/month) | \$1,956 |
| Lot | | School | \$165 (2018) | Common Exp. | |
| Building | | Infrastructure | | Electricity | |
| | | Water | | Oil | |
| | | | | Gas | |
| Total | \$233,900 | Total | \$2,199 | Total | \$1,956 |

| Room(s) and Additional Space(s) | | | | | |
|--|----------------|-----------------|----------------|-----------------------------------|-----|
| No. of Rooms | 6 | No. of Bedrooms | 2+0 | No. of Bathrooms and Powder Rooms | 1+0 |
| Level | Room | Size | Floor Covering | Additional Information | |
| 3 | Living room | 3.4 X 3.5 m | Wood | | |
| 3 | Dining room | 3.4 X 3.5 m | Wood | | |
| 3 | Kitchen | 2.6 X 3.5 m | Ceramic | | |
| 3 | Master bedroom | 3.4 X 4.3 m | Wood | | |

| | | | |
|-------------------------|-------------|-----------------------------|------------------------------|
| 3 | Bedroom | 2.6 X 4.2 m | Wood |
| 3 | Bathroom | 3.6 X 2.4 m | Ceramic |
| Additional Space | Size | Cadastre/Unit number | Description of Rights |
| Garage | | 4759348 | Private portion |
| Balcony | 3.1 X 2 m | | |

Features

| | | | |
|--|--|--------------------------------|--|
| Sewage System | Municipality | Rented Equip. (monthly) | |
| Water Supply | Municipality | Renovations | |
| Siding | Brick | Pool | |
| Windows | | Cadastre - Parking | Garage - 1 |
| Window Type | Sliding | Parking | Garage (1) |
| Energy/Heating | Electricity | Driveway | |
| Heating System | Electric baseboard units | Garage | Heated |
| Basement | | Carport | |
| Bathroom | Separate shower | Lot | |
| Washer/Dryer (installation) | Bathroom | Topography | |
| Fireplace-Stove | | Distinctive Features | |
| Kitchen Cabinets | Melamine | Water (access) | |
| Restrictions/Permissions | | View | |
| Equipment/Services | Mobility impaired accessible, Elevator(s), Electric garage door opener | Proximity | Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation |
| Building's Distinctive Features | | Roofing | |
| Energy efficiency | | | |

Inclusions

fixstures

Exclusions

Dishwacher

Broker - Remarks

Beautiful condo, open area, sunny, large windows, balcony with an unobstructed view. Hardwood floor, beautiful kitchen open to the dining room, bathroom with a shower and a separate bath. Two bedrooms of good size see addenda thank you

Addendum

"Cit  de l'Acadie" the building is equipped with an entrance for people with reduced mobility and three elevators.

Located in a prime location:

- ** Quick access to Highways 15 and 40
- ** Bus stop at the door
- ** Near the Ahuntsic station
- ** 5 minutes from the "Central Market"
- ** Steps away from arena and park schools
- ** Elementary and secondary schools, cegep Bois de Boulogne, library,
- ** Etc ..

Sale with legal warranty

Seller's Declaration

Yes SD-15413

The deeds are in the seller's possession since 2015

Source

FUTUR IMMO, 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



Overall view



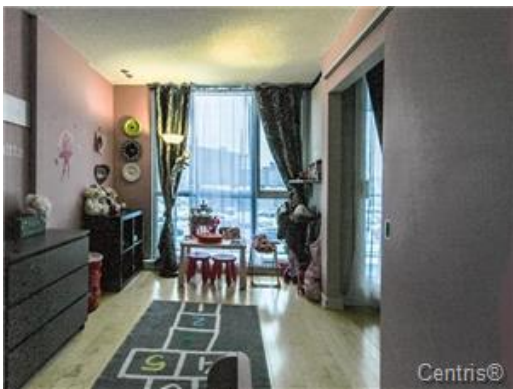
Overall view



Overall view



Kitchen



Bedroom



Master bedroom



Master bedroom



Bedroom



Bathroom



Bathroom



Laundry room