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Centris® No. 19947281 (Active)



\$450,000

1115 Boul. Cavendish, apt. 309
Saint-Laurent (Montréal)
H4R 2M9

Region Montréal
Neighbourhood Others
Near
Body of Water

Property Type	Apartment	Year Built	1990
Style	Two or more storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2016)
Building Type	Semi-detached	Special Contribution	Yes
Floor	3rd floor	Meeting Minutes	Yes (2016)
Total Number of Floors		Financial Statements	Yes (2016)
Total Number of Units	245	Building Rules	Yes
Private Portion Size		Repossess./Judicial auth.	No
Plan Priv. Portion Area	115.2 sqm	Trade possible	
Building Area		Cert. of Loc. (divided part)	No
Lot Size		File Number	
Lot Area		Occupancy	15 days PP/PR Accepted
Cadastre of Private Portion	1163050, 1163136, 1163137	Deed of Sale Signature	15 days PP/PR Accepted
Cadastre of Common Portions	1162752, 1162753, 1162785, 1163002, 1163035		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2018	Municipal	\$2,740 (2018)	Condo Fees (\$332/month)	\$3,984
Lot	\$54,300	School	\$523 (2018)	Common Exp.	
Building	\$252,700	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$307,000	Total	\$3,263	Total	\$3,984

Room(s) and Additional Space(s)					
No. of Rooms	8	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
3	Living room	4.45 X 4.14 m	Wood		
3	Dining room	4.14 X 2.67 m	Wood		
3	Kitchen	3.71 X 2.24 m irr	Granite		
3	Powder room	2.57 X 1.52 m	Granite	Washing room	

3	Den	3.58 X 1.22 m	Granite
4	Den	3.81 X 1.52 m	Wood
4	Master bedroom	5.97 X 3.28 m irr	Wood
4	Bedroom	3.18 X 2.97 m	Wood
4	Bathroom	2.39 X 1.83 m	Ceramic
4	Bathroom	2.34 X 1.52 m	Granite
Additional Space	Size	Cadastre/Unit number	Description of Rights
Garage		111	Common portion for restricted use
Storage space		86	Private portion

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	Common spa, Indoor
Windows		Cadastre - Parking	Garage - 1
Window Type		Parking	Garage (1)
Energy/Heating		Driveway	
Heating System		Garage	
Basement		Carport	
Bathroom		Lot	
Washer/Dryer (installation)		Topography	
Fireplace-Stove		Distinctive Features	
Kitchen Cabinets		Water (access)	
Equipment/Services		View	
Building's Distinctive Features		Proximity	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Metro, Public transportation
Energy efficiency		Roofing	

Inclusions

Blinds, fixtures, curtains, tableaux, lamps, all appliances in the kitchen stainless: refrigerator, stove, dishwasher, microwave. 2 sofas in the living room, TV & table, tables of living room furniture of the Dining room (Table in glass and 6 leather chairs) furniture of the 2 bedrooms, Washer & dryer

Exclusions

Broker - Remarks

Beautiful condo on 2 levels, sold fully furnished. Renovated from A to Z with materials of very high quality, kitchen and bathrooms with countertop and granite floor, the floor in the remains of the rooms is wood. see addendum thanks

Addendum

Cascades St-Laurent, indoor garage, central air conditioning, indoor pool, exercise room, jacuzzis, saunas etc. .. Located in front of Place Vertu, and close to buses, metro, highways etc..

FAST OCCUPANCY

This beautiful condo is fully FURNISHED with very high quality furniture almost unused and also completely renovated with very high quality materials

Sale with legal warranty

Seller's Declaration

Yes SD-18

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



Hall



Overall view



Kitchen



Kitchen



Dining room



Living room



Living room



Powder room



Bedroom



Bedroom



Master bedroom



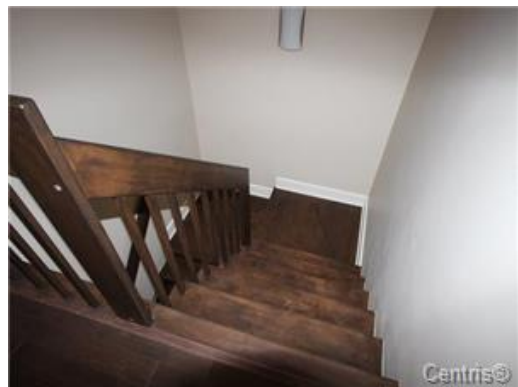
Master bedroom



Bathroom



Ensuite bathroom



Staircase



Overall view



Garage



View



View