



Yvon Laliberté, Certified Residential and Commercial Real Estate Broker
FUTUR IMMO
 Real Estate Agency
 684, Ch. du Bord de l'Eau
 Sainte-Dorothée (QC) H7X 1V6
<http://www.futurimmo.ca>

514-239-5470 / 514-824-6262

yvon@futurimmo.ca



Centris No. 15855551 (Active)



\$249,000

572 Rue Lahaie, apt. 1
Laval (Pont-Viau)
H7G 3C2

Region Laval
Neighbourhood
Near rue Ouimet
Body of Water

Property Type	Apartment	Year Built	1958
Style	Two or more storey	Expected Delivery Date	No
Condominium Type	Divided Share 36.65%	Specifications	No
Year of Conversion	2013	Declaration of co-ownership Issued	Yes (2013)
Building Type	Semi-detached	Published to RFQ	Yes (2013-07-24)
Floor	1st floor (ground floor)	Special Contribution	No
Total Number of Floors	2	Meeting Minutes	No
Total Number of Units	4	Financial Statements	No
Private Portion Size	12.8 X 38 ft irr	Building Rules	Yes
Plan Priv. Portion Area	1 025.8 sqft	Reposess./Judicial auth.	No
Building Area	471.46 sqft	Building insurance	No
Lot Size	34.9 X 88.8 ft	Maintenance log	No
Lot Area	3,114.11 sqft	Co-ownership insurance	No
Cadastre of Private Portion	5283508	Contingency fund study	No
Cadastre of Common Portions	5283507	Cert. of Loc. (divided part)	Yes (2013)
Trade possible		File Number	
Zoning	Residential	Occupancy	2024-07-01
		Deed of Sale Signature	2024-06-28

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$1,698 (2024)	Condo Fees (\$169/month)	\$2,028
Lot	\$61,400	School	\$200 (2023)	Common Exp.	
Building	\$125,900	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$187,300 (132.94%)	Total	\$1,898	Total	\$2,028

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms (above ground + basement)	0+2	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Kitchen	8.1 X 11.8 ft	Ceramic		
GF	Dinette	13 X 10.8 ft irr	Wood	hardwood slats	
GF	Living room	9.3 X 12 ft irr	Wood	hardwood slats	
GF	Bathroom	4.5 X 9.1 ft	Ceramic		

BA1	Primary bedroom	12.6 X 18 ft irr	Laminate floor
BA1	Bedroom	13.6 X 12 ft irr	Laminate floor
BA1	Corridor	9 X 4.8 ft	Laminate floor
BA1	Corridor	3.5 X 2.8 ft	Laminate floor
Additional Space	Size	Cadastre/Unit number	Description of Rights
Driveway	1 X 1 ft	5280308	Common portion for restricted use

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$30)
Water Supply	Municipality	Renovations	
Siding	Brick	Pool	
Windows	Aluminum	Cadastre - Parkg (incl. pr	Driveway - 1
Window Type	Sliding	Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Leased Parkg	
Heating System		Parkg (total)	Driveway (2)
Basement	6 feet and more	Driveway	Asphalt
Bathroom		Garage	
Washer/Dryer (installation)	bedroom (Basement 1)	Carport	
Fireplace-Stove		Lot	Landscaped
Kitchen Cabinets	Melamine	Topography	Flat
Restrictions/Permissions		Distinctive Features	Close to the park
Pets	Pets allowed	Water (access)	
Property/Unit Amenity		View	
Building Amenity		Proximity	
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible			

Inclusions

Exclusions

Remarks

A 15-minute walk from Cartier metro station, 5 minutes from Montreal by car. Charming condo on 2 floors, close to all services and public transportation. Due to its NE-SW orientation, you can enjoy the sun all day long. The living room on the 1st floor can be use as a bedroom. 2 steps from Patenaude Park. Your condo at the price of a unit. A visit is a must. According to the seller's previous statements, the roof dates back to 2005.

Sale with legal warranty of quality

Seller's Declaration Yes SD-10291

In compliance with environmental protection laws

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



Frontage



Kitchen



Bathroom



Overall view



Overall view



Living room



Overall view



Bedroom



Primary bedroom



Primary bedroom



Primary bedroom



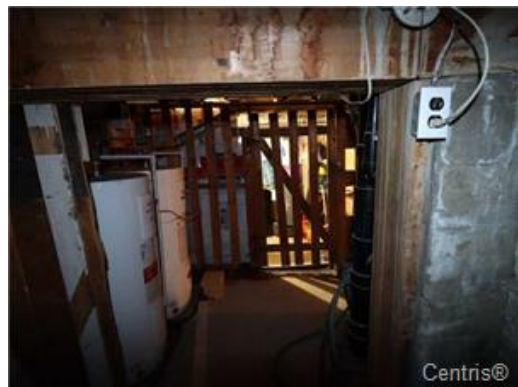
Primary bedroom



Basement



Basement



Basement



Other



Other



Back facade



Back facade



Balcony