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**Centris No.** 24950964 (Active)



**\$392,000**

**384 Rue Crépeau, apt. 805  
 Montréal (Saint-Laurent)  
 H4N 0A6**

**Region** Montréal  
**Neighbourhood** Others  
**Near** Jules-Poitras  
**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	2008
<b>Style</b>	Two or more storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Divided <b>Share</b> 1.1%	<b>Specifications</b>	No
<b>Year of Conversion</b>		<b>Declaration of co-ownership Issued</b>	Yes (2010)
<b>Building Type</b>	Semi-detached	<b>Published to RFQ</b>	Yes (2018-02-10)
<b>Floor</b>	8th floor	<b>Special Contribution</b>	Yes
<b>Total Number of Floors</b>	8	<b>Meeting Minutes</b>	Yes (2021)
<b>Total Number of Units</b>	96	<b>Financial Statements</b>	Yes (2021)
<b>Private Portion Size</b>	20.10 X 28.7 ft irr	<b>Building Rules</b>	Yes
<b>Plan Priv. Portion Area</b>	822.36 sqft	<b>Repossess./Judicial auth.</b>	No
<b>Building Area</b>		<b>Building insurance</b>	
<b>Lot Size</b>		<b>Maintenance log</b>	
<b>Lot Area</b>		<b>Co-ownership insurance</b>	
<b>Cadastre of Private Portion</b>	4378332, 4205587	<b>Contingency fund study</b>	
<b>Cadastre of Common Portions</b>	4361085, 4378315, 4378340, 4378466	<b>Cert. of Loc. (divided part)</b>	Yes (2005)
<b>Trade possible</b>		<b>File Number</b>	
<b>Zoning</b>	Residential	<b>Occupancy</b>	30 days PP/PR Accepted
		<b>Deed of Sale Signature</b>	30 days PP/PR Accepted

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2023	<b>Municipal</b>	\$2,183 (2022)	<b>Condo Fees (\$214/month)</b>	\$2,568
<b>Lot</b>	\$43,000	<b>School</b>	\$252 (2022)	<b>Common Exp.</b>	
<b>Building</b>	\$312,300	<b>Infrastructure</b>		<b>Electricity</b>	
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$355,300 (110.33%)	<b>Total</b>	\$2,435	<b>Total</b>	\$2,568

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	7	No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
8	Living room	10.4 X 10.8 ft	Wood		
8	Dining room	12 X 9.2 ft	Wood		

8	Kitchen	8.3 X 8.3 ft	Ceramic	
8	Primary bedroom	13.9 X 11.10 ft irr	Wood	
8	Bathroom	7.6 X 8 ft irr	Ceramic	washing room
8	Hall	4.7 X 7.3 ft irr	Wood	
9	Bedroom	12.2 X 20.7 ft irr	Wood	family room
<b>Additional Space</b>	<b>Size</b>	<b>Cadastre/Unit number</b>	<b>Description of Rights</b>	
terrace private use	20.9 X 13.1 ft		Private portion	
Balcony	9 X 5 ft		Private portion	
Garage	12 X 17 ft	4205587	Private portion	
Shed	5.6 X 6.6 ft		Common portion for restricted use	

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Siding</b>	Brick	<b>Pool</b>	Heated, Indoor, Inground
<b>Windows</b>	PVC	<b>Cadastre - Parkg (incl. pr</b>	Garage - 1
<b>Window Type</b>	Casement	<b>Cadastre - Parkg (excl. pr</b>	
<b>Energy/Heating</b>	Electricity	<b>Parkg (total)</b>	Garage (1)
<b>Heating System</b>	Electric baseboard units	<b>Driveway</b>	Asphalt
<b>Basement</b>	6 feet and more	<b>Garage</b>	in the basement 2
<b>Bathroom</b>		<b>Carpport</b>	
<b>Washer/Dryer (installation)</b>	Bathroom (Other), 8	<b>Lot</b>	Landscaped
<b>Fireplace-Stove</b>		<b>Topography</b>	
<b>Kitchen Cabinets</b>	Thermoplastic	<b>Distinctive Features</b>	
<b>Restrictions/Permissions</b>	Short-term rentals not allowed, Animals allowed	<b>Water (access)</b>	
<b>Equipment/Services</b>	Wall-mounted air conditioning, Fire detector (not connected), Air exchange system, Sprinklers, Intercom, Electric garage door opener, Alarm system	<b>View</b>	
<b>Building's Distinctive Features</b>		<b>Proximity</b>	Commuter train, Daycare centre, Highway, Hospital, Park, Réseau Express Métropolitain (REM)
<b>Energy efficiency</b>		<b>Roofing</b>	
<b>Mobility impaired accessible</b>			

## Inclusions

2 air conditioning units, dishwasher, stacked clothes washer and dryer. The included are given without legal guarantee of quality, at the risk and peril of the buyer.

## Exclusions

## Broker - Remarks

Located on the 8th floor, charming and spacious open concept condo, two stalls. You enjoy a private outdoor terrace on the 9th floor. Wood batten and ceramic floors. Located near Highway 15, close to all services. A 'home' at a very affordable price, condo fees are more than reasonable. You have access to the gym and piscine at no extra cost. A community room is available for your receptions. Garage inside and visitor parking outside. A ceiling with a height of 9 feet on the 8th floor and 10 feet on the 9th. Within walking distance of the future REM. A must see.

## Addendum

Located on the 8th floor, charming and spacious open concept condo on two stalls. Served by 2 elevators. Wood and ceramic batten floors.

Enjoy great brightness thanks to the 2 patio doors and the large window.

The room on the 9th floor is not closed, it can be used as a family room. It has its own access door to the corridor on the 9th floor.

You benefit from a large concrete balcony on the 8th floor. Nice view and place for BBQ.

Accessed from the 9th floor bedroom a large private outdoor terrace with magnificent views of the city. Ideal for relaxing, BBQ, having your favorite plant layouts, ect.

You have access to the gym and pool at no extra cost.  
A community room is available for your receptions.

You access in the 2nd basement to a parking space for exclusive use in the indoor garage and community parking for visitors outside.

The ceiling is 9 feet high on the 8th floor and 10 feet high on the 9th.

Located near Highway 15, close to all services.

Within walking distance of the future REM.

Condo fees are more than reasonable.  
'Your own home' at a low price.

A visit is a must.

**Sale with legal warranty**

**Seller's Declaration**

Yes SD-38579

**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



Living room



Living room



Overall view



Dining room



Dining room



Kitchen



**Kitchen**



**Kitchen**



**Primary bedroom**



**Primary bedroom**



**Bathroom**



**Staircase**



**Bedroom**



**Bedroom**



Patio



Patio



Patio



Patio



Patio



Patio



Garage



Garage