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Centris No. 14030515 (Active)



\$499,990

4500 Ch. des Cageux, apt. 803
Laval (Chomedey)
H7W 2S7

Region Laval
Neighbourhood Others
Near Promenade des îles
Body of Water Des Prairies

Property Type	Apartment	Year Built	2010
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	No
Year of Conversion		Declaration of co-ownership Issued	Yes (2013)
Building Type	Detached	Published to RFQ	Yes (2013-01-01)
Floor	8th floor	Special Contribution	
Total Number of Floors	15	Meeting Minutes	Yes (2022)
Total Number of Units	89	Financial Statements	Yes (2022)
Private Portion Size		Building Rules	Yes
Plan Priv. Portion Area	1,161.43 sqft	Reposess./Judicial auth.	No
Building Area		Building insurance	Yes (2022)
Lot Size		Maintenance log	No
Lot Area		Co-ownership insurance	Yes (2022)
Cadastre of Private Portion	4489363, 4497136	Contingency fund study	Yes (2022)
Cadastre of Common Portions	4489320	Cert. of Loc. (divided part)	Yes (2017)
Trade possible		File Number	
Zoning	Residential	Occupancy	60 days PP/PR Accepted
		Deed of Sale Signature	60 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2022	Municipal	\$2,949 (2022)	Condo Fees (\$358/month)	\$4,296
Lot	\$36,600	School	\$333 (2022)	Common Exp.	
Building	\$346,700	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$383,300 (130.44%)	Total	\$3,282	Total	\$4,296

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
8	Living room	16.6 X 12 ft	Wood	Fireplace-Stove.	
8	Dining room	9.6 X 12 ft	Wood		
8	Kitchen	11 X 8 ft	Ceramic		

8	Den	10.10 X 5.4 ft	Ceramic
8	Primary bedroom	16 X 11 ft	Wood
8	Bedroom	16 X 10.2 ft	Wood
8	Bathroom	10.10 X 10.2 ft	Ceramic
8	Bathroom	10.10 X 9.4 ft	Ceramic
Additional Space	Size	Cadastre/Unit number	Description of Rights
Garage		4497136	Private portion
Storage space		72	Common portion for restricted use

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1
Water Supply	Municipality	Renovations	
Siding	Brick, Stone	Pool	Heated, Indoor, Inground
Windows	PVC	Cadastre - Parkg (incl. pr	Garage - 94
Window Type	Casement	Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Parkg (total)	Garage (94)
Heating System	Electric baseboard units	Driveway	
Basement		Garage	Attached, Heated, Single width
Bathroom	Ensuite bathroom, Separate shower	Carport	
Washer/Dryer (installation)	Bathroom	Lot	Landscaped
Fireplace-Stove	Gas fireplace	Topography	Flat
Kitchen Cabinets	Thermoplastic	Distinctive Features	
Restrictions/Permissions	Smoking not allowed	Water (access)	Waterfront (River), Navigable
Equipment/Services	Elevator(s), Central air conditioning, Fire detector (connected), Air exchange system, Intercom, Electric garage door opener, Sauna	View	Panoramic, View of the city, View of the water
Building's Distinctive Features		Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
Energy efficiency		Roofing	
Mobility impaired accessible	Exterior access ramp		

Inclusions

Dishwasher, blinds and curtains, a system of water leak detectors NO-WA.

Exclusions

Broker - Remarks

Impeccable condo, turnkey, two balconies with an impressive view of the water. Hardwood floor, open concept living room, dining room and kitchen. The living room has a gas fireplace and a large patio door leading to the first balcony, quality kitchen with many cabinets and granite countertops. Spacious master bedroom with its adjoining bathroom and walk-in closet, a patio door leading to the second balcony. A 2nd bathroom with shower bath and laundry room.

Addendum

Luxury condo directly at the water's edge.
Prestigious building, close to Île Pâton.
Located between Highway 13 and the Lachapelle bridge.
Indoor garage on level 2, storage space upstairs.
Within walking distance of large and small stores, banks, public transport, etc.
Luxurious building entrance hall, 2 elevators.
Exercise room, sauna, reception room.
Beautiful indoor heated saltwater pool.
Exercise room, reception room, all rooms are modern fully windowed and oriented on the water with a very nice view of the water and on a very well landscaped lot.

Administrative office at the entrance.
Possibility to rent a dock
Outdoor parking spaces for visitors
Central air conditioning.
A water leak detection system was recently installed 2020

Sale with legal warranty

Seller's Declaration Yes SD-43467
The deeds are in the seller's possession since 2017

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



Dining room



Kitchen



Kitchen



Den



Bathroom



Bathroom



Bathroom



Bathroom



Primary bedroom



Bedroom



Water view



Pool



Interior



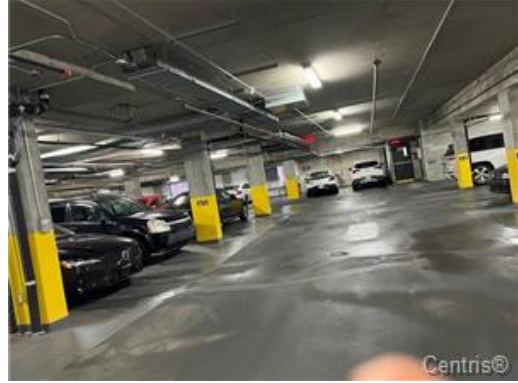
Common room



Exercise room



Exterior entrance



Garage