



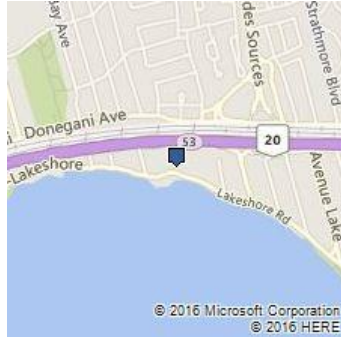
Rosetta Gentile, Real Estate Broker, on behalf of:

SellingMtl
KELLER WILLIAMS PRESTIGE
 Real Estate Agency
 101, rue Amherst
 Beaconsfield (QC) H9W 5Y7
 http://www.kwprestige.com

514-825-7953 / 514-426-0047
 Fax : 514-426-0048
 rosetta@sellingmtl.com



Centris® No. 25134103 (Active)



\$289,000

21 Ch. du Bord-du-Lac-Lakeshore, apt. 506
Pointe-Claire
H9S 5N3

Region Montréal
Neighbourhood South East
Near Raynor
Body of Water Lake St. Louis

Property Type	Apartment	Year Built	1982
Style	One storey	Expected Delivery Date	
Condominium Type	Divided Share 0.743%	Specifications	
Year of Conversion		Declaration of co-ownership	
Building Type	Detached	Issued	Yes (1993)
Floor	5th floor	Published to RFQ	Yes (1993-12-30)
Total Number of Floors	8	Special Contribution	
Total Number of Units	136	Meeting Minutes	Yes (2015)
Private Portion Size		Financial Statements	Yes (2015)
Plan Priv. Portion Area	1,351 sqft	Building Rules	
Building Area		Repossession	
Lot Size		Trade possible	
Lot Area		Cert. of Loc. (divided part)	Yes (2013)
Cadastre of Private Portion	4 255 977	File Number	
Cadastre of Common Portions	4 255 914, 4 255 933	Occupancy	90 days PP/PR Accepted
Zoning	Residential	Deed of Sale Signature	85 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2012	Municipal	\$3,081 (2016)	Condo Fees (\$495/month)	\$5,940
Lot	\$66,300	School	\$596 (2016)	Common Exp. (\$0/month)	\$0
Building	\$269,400	Infrastructure		Videotron Cable = \$43.64, Contingency funds = \$152.32, Common Expenses = \$298.87	
		Water	\$112 (2016)	Electricity	
				Oil	
				Gas	
Total	\$335,700	Total	\$3,789	Total	\$5,940

Room(s) and Additional Space(s)					
No. of Rooms	5	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
5	Living room	13.4 X 17.9 ft	Carpet		
5	Dining room	13.4 X 10.7 ft	Carpet		

5	Kitchen	12.4 X 12.8 ft irr	Linoleum
5	Master bedroom	21.6 X 11.5 ft	Carpet
5	Bedroom	19.5 X 9.8 ft	Carpet
Additional Space	Size	Cadastre/Unit number	Description of Rights
Garage	3.3 X 3.3 ft	226-3	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	Heated, Indoor, Inground
Windows		Cadastre - Parking	Garage - 1
Window Type	Sliding	Parking	Garage (124)
Energy/Heating		Driveway	Asphalt
Heating System	Electric baseboard units	Garage	Attached, Heated
Basement		Carport	
Bathroom	Ensuite bathroom	Lot	Landscaped
Washer/Dryer (installation)	Kitchen	Topography	Flat
Fireplace-Stove		Distinctive Features	
Kitchen Cabinets	Wood	Water (access)	
Equipment/Services	Elevator(s)	View	View of the water
Building's Distinctive Features		Proximity	Bicycle path, Commuter train, Elementary school, High school, Highway, Hospital, Park, Public transportation
Energy efficiency		Roofing	

Inclusions

Dishwasher, all window coverings, fridge, stove, washer, dryer

Exclusions

Dining room light fixture.

Broker - Remarks

Extra spacious two bedroom, two bathroom condominium with garage and locker. Featuring large combined living and dining rooms, eat in kitchen, master bedroom with double closets and full en-suite bathroom. Priced below municipal evaluation. Unit could use some modernization.

Sale without legal warranty of quality, at the buyer's risk

Seller's Declaration

Yes SD-24234

Fireplace and chimney are condemned.

Source

KELLER WILLIAMS PRESTIGE, Real Estate Agency
 PROFUSION IMMOBILIER INC., 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.