



**Anthony Gentile**, Residential Real Estate Broker  
**M IMMOBILIER**  
 Real Estate Agency  
 1451, rue Drummond  
 Montréal (QC) H3G 1W3  
<http://www.mmontreal.com>

438-825-2569 / 514-545-2545

[anthony@sellingmtl.com](mailto:anthony@sellingmtl.com)



**Centris No.** 20405904 (Active)



**\$390,000**

**1800 Boul. Angrignon, apt. 707**  
**Montréal (LaSalle)**  
**H8N 0B8**

**Region** Montréal

**Neighbourhood**

**Near**

**Body of Water**

<b>Property Type</b>	Apartment
<b>Style</b>	One storey
<b>Condominium Type</b>	Divided
<b>Year of Conversion</b>	
<b>Building Type</b>	Detached
<b>Floor</b>	7th floor
<b>Total Number of Floors</b>	12
<b>Total Number of Units</b>	125
<b>Private Portion Size</b>	
<b>Plan Priv. Portion Area</b>	581.25 sqft
<b>Building Area</b>	
<b>Lot Size</b>	
<b>Lot Area</b>	
<b>Cadastre of Private Portion</b>	5129761
<b>Cadastre of Common Portions</b>	5129621, 5129558
<b>Zoning</b>	Residential

<b>Year Built</b>	2013
<b>Expected Delivery Date</b>	
<b>Specifications</b>	
<b>Declaration of co-ownership Issued</b>	Yes (2013)
<b>Published to RFQ</b>	Yes (2013-10-21)
<b>Special Contribution</b>	
<b>Meeting Minutes</b>	Yes (2021)
<b>Financial Statements</b>	Yes (2021)
<b>Building Rules</b>	
<b>Reposess./Judicial auth.</b>	No
<b>Trade possible</b>	
<b>Cert. of Loc. (divided part)</b>	Yes (2021)
<b>File Number</b>	
<b>Occupancy</b>	According to the leases
<b>Deed of Sale Signature</b>	30 days PP/PR Accepted

**Municipal Assessment**

<b>Year</b>	2021
<b>Lot</b>	\$12,800
<b>Building</b>	\$261,600

**Taxes (annual)**

<b>Municipal</b>	\$2,112 (2021)
<b>School</b>	\$251 (2021)
<b>Infrastructure</b>	
<b>Water</b>	

**Expenses/Energy (annual)**

<b>Condo Fees (\$222/month)</b>	\$2,664
<b>Common Exp.</b>	
<b>Electricity</b>	
<b>Oil</b>	
<b>Gas</b>	

<b>Total</b>	\$274,400	<b>Total</b>	\$2,363	<b>Total</b>	\$2,664
--------------	-----------	--------------	---------	--------------	---------

**Room(s) and Additional Space(s)**

<b>No. of Rooms</b>	4	<b>No. of Bedrooms</b>	1+0	<b>No. of Bathrooms and Powder Rooms</b>	1+0
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
7	Living room	19.2 X 12 ft irr	Wood	Living and Dining Combined	
7	Kitchen	10 X 8 ft irr	Ceramic		
7	Bedroom	11.6 X 10.8 ft irr	Wood		
7	Bathroom	7 X 7 ft	Ceramic		

<b>Additional Space</b>	<b>Size</b>	<b>Cadastre/Unit number</b>	<b>Description of Rights</b>
Garage	18 X 8.3 ft	5129621	Common portion for restricted use
<b>Features</b>			
<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
<b>Windows</b>		<b>Cadastre - Parkg (incl. pr</b>	Garage - 1
<b>Window Type</b>		<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>	
<b>Basement</b>		<b>Garage</b>	Built-in, Heated
<b>Bathroom</b>		<b>Carport</b>	
<b>Washer/Dryer (installation)</b>		<b>Lot</b>	
<b>Fireplace-Stove</b>		<b>Topography</b>	
<b>Kitchen Cabinets</b>		<b>Distinctive Features</b>	
<b>Restrictions/Permissions</b>		<b>Water (access)</b>	
<b>Equipment/Services</b>	Mobility impaired accessible, Elevator(s), Wall-mounted air conditioning, Fire detector (connected), Air exchange system, Electric garage door opener	<b>View</b>	
<b>Building's Distinctive Features</b>		<b>Proximity</b>	Bicycle path, CEGEP, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation
<b>Energy efficiency</b>		<b>Roofing</b>	
<b>Inclusions</b>			
Fridge, Stove, Dishwasher, Washer and Dryer, 1 Indoor parking and 1 indoor storage locker.			
<b>Exclusions</b>			
<b>Broker - Remarks</b>			
Modern and bright 1 bedroom 1 bath condo with indoor parking and storage. Well appointed unit that is currently occupied with a quality tenant. Well maintained building with easy accessibility to public transit and Metro station . Located within walking distance to Carrefour Angrignon and beautiful Angrignon park .			
<b>Sale with legal warranty</b>			
<b>Seller's Declaration</b>	Yes SD-37442		
<b>Source</b>			
M IMMOBILIER, 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



Reception area



Interior



Overall view



Overall view



Living room



Living room



Living room



Dining room



Kitchen



Kitchen



Master bedroom



Bathroom



Balcony



Exercise room



Exercise room





Pool