



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



Centris No. 22419430 (Active)



\$399,000

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

Region Montréal

Neighbourhood

Near Newman

Body of Water

Property Type	Apartment	Year Built	2013
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 (2013-10-21)
Floor	7th floor	Special Contribution	
Total Number of Floors	12	Meeting Minutes	Yes (2021)
Total Number of Units	125	Financial Statements	Yes (2021)
Private Portion Size		Building Rules	Yes
Plan Priv. Portion Area	581.25 sqft	Reposess./Judicial auth.	No
Building Area		Trade possible	
Lot Size		Cert. of Loc. (divided part)	Yes (2013)
Lot Area		File Number	
Cadastre of Private Portion	5129761	Occupancy	According to the leases
Cadastre of Common Portions	5129621, 5129558	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2021	Municipal	\$2,115 (2022)	Condo Fees (\$232/month)	\$2,784
Lot	\$12,800	School	\$257 (2022)	Common Exp.	
Building	\$261,600	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$274,400	Total	\$2,372	Total	\$2,784

Room(s) and Additional Space(s)

No. of Rooms	4	No. of Bedrooms (above ground + basement)	1+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
7	Living room	19.2 X 12 ft irr	Wood	Living and Dining Combined	
7	Kitchen	10 X 8 ft irr	Ceramic		
7	Primary bedroom	11.6 X 10.8 ft irr	Wood		
7	Bathroom	7 X 7 ft	Ceramic		

Additional Space	Size	Cadastre/Unit number	Description of Rights
Garage	18 X 8.3 ft	5129621	Common portion for restricted use
Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding	Brick	Pool	
Windows		Cadastre - Parkg (incl. pr Garage - 1	
Window Type		Cadastre - Parkg (excl. pr Garage (1)	
Energy/Heating	Electricity	Parkg (total)	
Heating System	Electric baseboard units	Driveway	
Basement		Garage Built-in, Heated	
Bathroom		Carport	
Washer/Dryer (installation)		Lot	
Fireplace-Stove		Topography	
Kitchen Cabinets		Distinctive Features	
Restrictions/Permissions		Water (access)	
Equipment/Services	Mobility impaired accessible, Elevator(s), Wall-mounted air conditioning, Fire detector (connected), Air exchange system, Sprinklers, Partially furnished, Electric garage door opener	View	
Building's Distinctive Features		Proximity	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Metro, Park, Public transportation, University
Energy efficiency		Roofing	
Inclusions			
Fridge, Stove, Dishwasher, Washer and Dryer, 1 Indoor parking and 1 indoor storage locker			
Exclusions			
Broker - Remarks			
Modern and bright 1 bedroom 1 bath condo with indoor parking and storage. Well appointed unit that is currently available for occupancy. Well maintained building with easy accessibility to public transit and Metro station . Located within walking distance to Carrefour Angrignon and beautiful Angrignon park.			
Sale with legal warranty			
Seller's Declaration	Yes SD-11463		
Source			
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.			