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Centris No. 12218836 (Active)



\$899,000

255 Rue Étienne-Lavoie, apt. 1104
Laval (Sainte-Dorothée)
H7X 0E5

Region Laval
Neighbourhood East Islemère
Near
Body of Water Rivieres Des Prairies

Property Type	Apartment	Year Built	2020
Style	One storey	Expected Delivery Date	
Condominium Type	Divided Share 46%	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2020)
Building Type	Detached	Published to RFQ	Yes (2020-06-15)
Floor	11th floor	Special Contribution	
Total Number of Floors	21	Meeting Minutes	Yes (2022)
Total Number of Units	111	Financial Statements	Yes (2022)
Private Portion Size	36.2 X 37.6 ft irr	Building Rules	
Plan Priv. Portion Area	1 221.7 sqft	Reposess./Judicial auth.	No
Building Area		Trade possible	
Lot Size		Cert. of Loc. (divided part)	Yes (2020)
Lot Area		File Number	
Cadastre of Private Portion	6 298 555, 6 298 691	Occupancy	60 days PP/PR Accepted
Cadastre of Common Portions	6 298 500	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2020	Municipal	\$5,162 (2022)	Condo Fees (\$567/month)	\$6,804
Lot	\$32,100	School	\$658 (2022)	Common Exp.	
Building	\$591,300	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$623,400	Total	\$5,820	Total	\$6,804

Room(s) and Additional Space(s)					
No. of Rooms	10	No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
11	Foyer	4.5 X 6.1 ft	Wood		
11	Dining room	9.10 X 11.10 ft	Wood		
11	Kitchen	16.9 X 17 ft irr	Wood		
11	Living room	12.3 X 13.11 ft irr	Wood		

11	Bathroom	8.7 X 11.4 ft	Ceramic	Heated Floors
11	Hall	8.11 X 3.6 ft	Wood	Washer and Dryer
11	Bedroom	10 X 15 ft	Wood	Built in Closet
11	Primary bedroom	11 X 19.2 ft irr	Wood	
11	Walk-in closet	4.10 X 7.6 ft	Wood	Custom Closet
11	Bathroom	9.3 X 11.4 ft	Ceramic	Ensuite, Heated Floors
Additional Space	Size	Cadastre/Unit number	Description of Rights	
Garage	3.3 X 3.3 ft irr	6 298 691/SS2-295	Common portion for restricted use	
Storage space			Common portion for restricted use	
Storage space			Common portion for restricted use	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	Common spa, Heated, Inground
Windows		Cadastre - Parkg (incl. pr	Garage - 1
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Parkg (total)	Garage (1)
Heating System	Electric baseboard units, Forced air	Driveway	
Basement		Garage	Built-in, Heated
Bathroom	Ensuite bathroom, Separate shower	Carport	
Washer/Dryer (installation)		Lot	Bordered by hedges, Fenced, Landsc
Fireplace-Stove		Topography	Flat
Kitchen Cabinets		Distinctive Features	
Restrictions/Permissions	Short-term rentals not allowed	Water (access)	Access (Fleuve (river)), Waterfront (Fleuve (river)), Navigable
Equipment/Services	Mobility impaired accessible, Elevator(s), Central air conditioning, Fire detector (connected), Air exchange system, Sprinklers, Central vacuum cleaner system installation, Intercom, Electric garage door opener, Sauna, Central heat pump	View	View of the city, View of the water
Building's Distinctive Features		Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, Highway, Park, Public transportation
Energy efficiency		Roofing	

Inclusions

Fridge, Stovetop, Oven, Dishwasher, Microwave, Wine Fridge, Reverse Osmosis Water Filter, Washer and Dryer, Central Vacuum with accessories, electronic blinds and blackout curtains, light fixtures, 1 indoor garage parking with electric car charger, 2 storage units, 4 fobs, 4 keys, 2 garage remotes

Exclusions

Dining room light fixture, personal Items

Broker - Remarks

Beautifully appointed condo with stunning South-East water and city views. Tastefully decorated and meticulously designed, customized thoughtfully and with purpose. Spacious 2 bedroom, 2 bathroom floorplan with over 1220 sqft of living space. Upgrades include; Extenzo ceilings in the living room in addition to the office/den, extra large kitchen island with built-in wine fridge, optimized storage and arrangement system in kitchen drawers and pantry, reverse Osmosis water filtration system, custom closets in foyer and Master bedroom, electronic blinds and blackout curtains, 1 indoor garage parking with electric car charger and 2 storage units.

Addendum

Welcome to Condo 1104, located in Aquablu Phase 2!

A truly remarkable executive Condo development with World Class amenities, common spaces and Marina. Designed and conceived to rival Miami and Dubai luxury condo developments. We invite you to come and explore all the possibilities that await you in this Turn-Key Waterfront condominium.

About unit 1104 - A Spacious 2 bedroom, 2 bathroom floorplan with over 1220 sqft. of living space.

Beautifully appointed condo with stunning South-East water and city views which offer its occupants breathtaking Sunrises and an abundance of natural light through the day. This property was tastefully decorated and meticulously designed, customized thoughtfully and with purpose.

Upgrades and extra features include:

- Stylish and modern Extenzo ceilings in the living room in addition to the guest bedroom currently used as office /den;
- Extra large and extended kitchen island with built-in wine fridge;
- Optimized storage and arrangement system in kitchen drawers, and pantry;
- Reverse Osmosis water filtration system in kitchen;
- Custom closets in foyer, laundry room and Master bedroom;
- Electronic whisper quiet blinds and blackout curtains;
- 1 extra-large indoor garage parking with primary location;
- Electric car charger;
- 2 back to back storage units;
- 4 Fob keys;
- 4 Sets of Keys;
- 2 garage door remotes;

Do not miss your opportunity to purchase and reside in the Luxury Condo development everyone is talking about. Perfect for those looking to downsize but not compromise on lifestyle and quality of life, or for someone in search of an executive style condo or pied-a-terre.

Enjoy an exceptional location in a coveted sector of Sainte-Dorothée with 1,000 feet of riverfront facing south onto the rivière des Prairies. At Aquablu, the outdoors is yours with fountains, basins, a green roof and an inviting pool deck that provides a touch of beach vacation every day of the week. Or take your activities inside, and enjoy common spaces that are anything but; a multipurpose gym, private reception room, guest apartment, golf simulator and pool table.

Building Features:

- Top-quality concrete construction
- Secure main entrance, electronic and card access control
- 24/7 Concierge service
- Guest apartment
- Spa/sauna/massage amenities
- Private cabanas and fountains
- Exterior and interior heated pools
- Exercise gym
- Golf simulator
- Pool table
- Exterior and interior lounge
- Poggenpohl German kitchen
- Quartz counters and backsplash
- High-end Jenn-Air appliances
- Kohler faucets
- Self-supporting bath tubs Heated floors

Sale with legal warranty

Seller's Declaration

Yes SD-12644

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.