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**Centris No.** 24102026 (Active)



**\$1,795/month X 12 month(s)**

**48 Rue Morell, apt. 8**

**Beauharnois**

**J6N 0T5**

**Region** Montérégie

**Neighbourhood** Beauharnois

**Near**

**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	2022
<b>Style</b>	Two or more storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Divided	<b>Specifications</b>	
<b>Year of Conversion</b>		<b>Declaration of co-ownership</b>	
<b>Building Type</b>	Attached		
<b>Floor</b>	1st floor (ground floor)		
<b>Total Number of Floors</b>		<b>Special Contribution</b>	
<b>Total Number of Units</b>		<b>Meeting Minutes</b>	
<b>Private Portion Size</b>		<b>Financial Statements</b>	
<b>Plan Priv. Portion Area</b>	1,135 sqft	<b>Building Rules</b>	
		<b>Reposess./Judicial auth.</b>	
<b>Building Area</b>		<b>Trade possible</b>	
<b>Lot Size</b>		<b>Cert. of Loc. (divided part)</b>	
<b>Lot Area</b>		<b>File Number</b>	
<b>Cadastre of Private Portion</b>	6494946	<b>Occupancy</b>	2022-11-15
<b>Cadastre of Common Portions</b>		<b>Deed of Sale Signature</b>	5 days PP/PR
			Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>	<b>Taxes (annual)</b>	<b>Expenses/Energy (annual)</b>
<b>Year</b>	<b>Municipal</b>	<b>Condo Fees</b>
<b>Lot</b>	<b>School</b>	<b>Common Exp.</b>
<b>Building</b>	<b>Infrastructure</b>	
	<b>Water</b>	<b>Electricity</b>
		<b>Oil</b>
		<b>Gas</b>
<b>Total</b>	<b>Total</b>	<b>Total</b>

## Room(s) and Additional Space(s)

<b>No. of Rooms</b>	7	<b>No. of Bedrooms (above ground + basement)</b>	2+0	<b>No. of Bathrooms and Powder Rooms</b>	2+1
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
GF	Living room	12.11 X 14 ft irr	Laminate floor		
GF	Dining room	11.7 X 14.6 ft irr	Laminate floor		
GF	Kitchen	9.11 X 10.8 ft irr	Ceramic		
GF	Powder room	5 X 4.11 ft irr	Ceramic		
2	Primary bedroom	13 X 12.1 ft irr	Laminate floor		

2	Bedroom	13 X 11.9 ft irr	Laminate floor	
2	Bathroom	9.11 X 9.4 ft irr	Ceramic	
<b>Additional Space</b>		<b>Size</b>	<b>Cadastre/Unit number</b>	<b>Description of Rights</b>
Patio		10 X 4 ft		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>			<b>Pool</b>	
<b>Windows</b>			<b>Cadastre - Parkg (incl. pr</b>	
<b>Window Type</b>			<b>Cadastre - Parkg (excl. pr</b>	
<b>Energy/Heating</b>			<b>Parkg (total)</b>	
<b>Heating System</b>			<b>Driveway</b>	
<b>Basement</b>			<b>Garage</b>	
<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>		Smoking not allowed, Short-term rentals not allowed	<b>Water (access)</b>	
<b>Equipment/Services</b>			<b>View</b>	
<b>Building's Distinctive Features</b>			<b>Proximity</b>	
<b>Energy efficiency</b>			<b>Roofing</b>	
<b>Inclusions</b>				
2 outdoor parking spaces				
<b>Exclusions</b>				
appliances, heating and electricity, cable and internet				
<b>Broker - Remarks</b>				
Modern townhouse, located in the new project Axe.b. Spacious 2 bedroom 2.5 bathrooms with finished basement. Backyard with patio, includes 2 parking spaces. Features an open concept living and dining room leading to a contemporary kitchen with and island, and floor to ceiling cabinets for ample storage space, and a powder room. In proximity to several amenities, grocery stores, parks,schools, public transportation, and easy access to highway 30 & 132. ** SEE ADDENDUM FOR RENTAL TERMS**				
<b>Addendum</b>				
Lease Terms:				
-Tenants must provide proof of Employment/Income and Equifax Report to the satisfaction of the Lessor;				
-No smoking of any kind inside the unit (Cigarettes, Cannabis, Vape Pens);				
-Tenant must supply Lessor with Proof of Tenant Liability Insurance (2 million liability);				
-Pets will be considered. Tenant agrees to be held responsible for any damage caused by pet.				
-The tenant shall not make any aesthetic modifications to the unit. If the tenant wishes to paint any walls the color must be approved by the Lessor;				
-No short-term rental, no sublets allowed; No AirBnB				
-No growing of cannabis plants;				
-In the event that a key is lost, the tenant will have to pay the costs necessary to change the keys;				
-The tenant agrees to respect the regulations of the co-ownership and will be responsible for paying for any violations billed to the owner during the lease;				
<b>Seller's Declaration</b>		No		
<b>Source</b>				
M IMMOBILIER, Real Estate Agency				