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**Centris No.** 13158280 (Active)



**\$2,100/month X 12 month(s)**

**52 Rue Morell, apt. 6**

**Beauharnois**

**J6N 2V4**

**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>Special Contribution</b>	
<b>Floor</b>	1st floor (ground floor)	<b>Meeting Minutes</b>	
<b>Total Number of Floors</b>		<b>Financial Statements</b>	
<b>Total Number of Units</b>		<b>Building Rules</b>	
<b>Private Portion Size</b>		<b>Reposess./Judicial auth.</b>	
<b>Plan Priv. Portion Area</b>	1,135 sqft	<b>Building insurance</b>	
<b>Building Area</b>		<b>Maintenance log</b>	
<b>Lot Size</b>		<b>Co-ownership insurance</b>	
<b>Lot Area</b>		<b>Contingency fund study</b>	
<b>Cadastre of Private Portion</b>	6494957	<b>Cert. of Loc. (divided part)</b>	No
<b>Cadastre of Common Portions</b>		<b>File Number</b>	
<b>Trade possible</b>		<b>Occupancy</b>	2023-07-01
<b>Zoning</b>	Residential	<b>Deed of Sale Signature</b>	5 days PP/PR
			Accepted

<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>Electricity</b>
	<b>Water</b>	<b>Oil</b>
		<b>Gas</b>
<b>Total</b>	<b>Total</b>	<b>Total</b>

<b>Room(s) and Additional Space(s)</b>					
<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>Included in Lease</b>	Outdoor parking (2)				
<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	Laminate floor		
GF	Dining room	11.7 X 14.6 ft	Laminate floor		
GF	Kitchen	9.11 X 10.8 ft	Ceramic		

GF	Powder room	5 X 4.11 ft	Ceramic	
2	Primary bedroom	13 X 12.1 ft	Laminate floor	
2	Bedroom	13 X 11.9 ft	Laminate floor	
2	Bathroom	9.11 X 9.4 ft	Ceramic	
BA1	Playroom	13.11 X 20.8 ft irr	Laminate floor	
BA1	Bathroom	11.8 X 7 ft irr	Ceramic	Laundry Room
<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	

### Features

<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>Mobility impaired accessible</b>		

### Inclusions

2 outdoor parking spaces

### Exclusions

appliances, heating and electricity, cable and internet

### Broker - Remarks

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\*\* \*\*Due to current tenant schedule, visits on Wednesday's only\*\*

### Addendum

Lease Terms:

- Tenants must provide proof of Employment/Income and/or Equifax Report/Credit Verification to the satisfaction of the Lessor;
- Employment references and previous Landlord references required 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)prior to taking occupancy of the property;
- 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;
- In the event a tenant installs a dishwasher, they must use the professional services of a plumber and submit proof of the installation invoice to 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;

**Seller's Declaration**

No

**Source**

M IMMOBILIER, Real Estate Agency