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Centris No. 14451625 (Active)



\$1,588,000

700 Ch. Marie-Le Ber, apt. 1201
Montréal (Verdun/Île-des-Soeurs)
H3E 1P2

Region Montréal
Neighbourhood Île-des-Soeurs
Near
Body of Water

Property Type	Apartment	Year Built	1989
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (1989)
Building Type	Detached	Published to RFQ	Yes (1989-11-29)
Floor	12th floor	Special Contribution	
Total Number of Floors	16	Meeting Minutes	Yes (2022)
Total Number of Units	45	Financial Statements	Yes (2023)
Private Portion Size		Building Rules	
Plan Priv. Portion Area	3,415.38 sqft	Repossess./Judicial auth.	No
Building Area		Building insurance	
Lot Size		Maintenance log	
Lot Area		Co-ownership insurance	
Cadastre of Private Portion	2192366,2192368,2192422,2192464, 2192495,2192496,2192527	Contingency fund study	
Cadastre of Common Portions		Cert. of Loc. (divided part)	Yes (2017)
Trade possible		File Number	
Zoning	Residential	Occupancy	30 days PP/PR Accepted
		Deed of Sale Signature	15 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$10,144 (2023)	Condo Fees (\$2,371/month)	\$28,452
Lot	\$593,800	School	\$1,333 (2023)	Common Exp.	
Building	\$1,137,700	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$1,731,500 (91.71%)	Total	\$11,477	Total	\$28,452

Room(s) and Additional Space(s)					
No. of Rooms	15	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	4+0
Level	Room	Size	Floor Covering	Additional Information	
12	Hall	5.5 X 7.4 ft irr	Marble	Large Walk-in closet	
12	Living Room/Dining Room	11.9 X 24 ft irr	Wood	City and waterview	

12	Solarium/Sunroom	11.9 X 9.4 ft	Ceramic	City and waterview
12	Kitchen	18.10 X 8.3 ft	Ceramic	Combined Dinette
12	Bedroom	10.9 X 15.2 ft	Carpet	
12	Bathroom	7.3 X 8.4 ft	Ceramic	
12	Playroom	24.1 X 12.10 ft	Wood	Home Theater and Office
12	Bathroom	17.6 X 5.10 ft	Ceramic	
12	Primary bedroom	24.10 X 21.4 ft	Wood	
12	Solarium/Sunroom	10.6 X 8.5 ft	Ceramic	
12	Bathroom	15.1 X 6.3 ft	Ceramic	
12	Walk-in closet	6.1 X 8.10 ft	Wood	
12	Bedroom	14.1 X 10.8 ft	Wood	
12	Walk-in closet	13.1 X 7.11 ft	Wood	
12	Bathroom	17 X 8.5 ft	Ceramic	
12	Wine cellar	7.2 X 6.10 ft	Ceramic	Temperature controlled

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 2 (\$65)
Water Supply	Municipality	Renovations	
Siding		Pool	Heated, Inground
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Parkg (total)	Garage (3)
Heating System	Electric baseboard units	Driveway	
Basement		Garage	Built-in, Heated, Single width
Bathroom	Ensuite bathroom, Jacuzzi bathtub, Separate shower, Whirlpool bath	Carpport	
Washer/Dryer (installation)		Lot	Bordered by hedges, Landscaped, Wo
Fireplace-Stove		Topography	
Kitchen Cabinets		Distinctive Features	
Restrictions/Permissions		Water (access)	
Equipment/Services	Elevator(s), Laundry room, Central air conditioning, Fire detector (connected), Air exchange system, Sprinklers, Central vacuum cleaner system installation, Intercom, Alarm system	View	Panoramic, View of the city, View of the mountain, View of the water
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	
Mobility impaired accessible	Exterior access ramp		

Inclusions

Refrigerator (sub zero), Oven (Miele), dishwasher (miele), washer, dryer, Wolf induction stovetop, light fixtures, curtains and or blinds, 2 central vacuum cleaners and accessories, alarm system (not connected), home theater, wine cellar, all built-in furniture, 3 interior parking, 2 storage units.

Exclusions

Broker - Remarks

Exquisite condo with sweeping views of the city, Mont-Royal and the Fleuve St-Laurent. Elegant and timeless, located in the prestigious Biarritz development on Nun's Island. Sprawling layout with over 3,430sqft of living space; 3 bedrooms and 4 bathrooms. Classic design and style with charming accents throughout. Customized unit with lavish Master suite, 2 solariums, wine cellar, 3 indoor parking spaces and 2 storage units. The pinnacle of condo living in an ideal setting. Tastefully and carefully managed building offering common amenities such as a library , board room, lounge, panoramic roof top terrace, heated outdoor pool and lush gardens.

Addendum

Welcome to The Biarritz - Unit 1201 "The Bungalow in the Sky"

A mature, elegant and prestigious development, ideal for those searching for peace and tranquility in a condo setting.

This customized condo offers its residents over 3,430 sqft of living space. With 3 bedrooms and 4 bathrooms, 3 indoor parking spaces, as well as 2 storage units.

Timeless and tastefully designed, filled with charm and character. Not like any condo on the market today. Stunning views of the city, Mont-Royal and the Fleuve St-Laurent.

Dynamic and sprawling layout filled with natural light. Turn-key lifestyle!

Included in the sale:

Refrigerator (sub zero), Oven (Miele), dishwasher (miele), washer, dryer, Wolf induction stovetop, light fixtures, curtains and or blinds, 2 central vacuum cleaners and accessories, alarm system (not connected), home theater, wine cellar, all built-in furniture, 3 garage spaces, 2 storage units.

Sale with legal warranty**Seller's Declaration**

Yes SD-28522

Source

M IMMOBILIER, Real Estate Agency
GE LU, Chartered Residential and Commercial Real Estate Broker

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.