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\$695,000

145 Av. Cartier, apt. 107, Pointe-Claire, H9S 0A2 (Val Soleil)

Centris® No.

16730598 (Active)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	90 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	90 days PP/PR Accepted
Floor	GL	Lot Eval.	\$42,000 (2015)
Building Type	Detached	Building Eval.	\$582,200 (2015)
Year Built	2007	Mun. Taxes	\$5,505 (2017)
Gross Priv. Portion Area	1,605 sqft	School Taxes	\$1,056 (2016)
Lot Area	48,042 sqft	Condominium Fees	\$ 5,904 (\$ 492/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	8	Bedrooms	3+0	Bathrooms and Powder Rooms	2+0
Level		Room		Size	Floor Covering
GF		Living room		18 X 12.6 ft	Wood
GF		Dining room		18 X 9.6 ft	Wood
GF		Kitchen		19 X 9.8 ft irr	Ceramic
GF		Master bedroom		18.6 X 13 ft	Wood
GF		Bedroom		14 X 10 ft	Wood
GF		Bedroom		10.2 X 9.6 ft	Wood
GF		Hall		8.6 X 6 ft	Tiles
BA1		Storage		7 X 5.3 ft	Concrete



Inclusions
 Panasonic TV, Twin Eagles direct connect gas BBQ, MBR Closet module, 4 Kitchen island chairs, Microwave, Miele Diamanté dishwasher, Bosch stove, Fisher-Paykel fridge, Miele washer/dryer, freezer, Alarm system

Exclusions
 2 Chandeliers (kitchen and dining), master bath magazine rack and cabinet above toilet.



Sewage System	Municipality	Heating System	Electric baseboard units	Equip./Serv.	Mobility impaired accessible, Elevator(s), Laundry room, Central air conditioning, Fire detector (connected), Air exchange system. Sprinklers. Electric garage door
Water Supply	Municipality	Water (access)		Renovations	
Pool	Inground				
Cadastre Parking	Garage - 2	Fireplace-Stove	Yes		
Parking	Garage (2)				

Virtually brand new. Unique in the West Island. Magnificent in its location, size, comforts and build quality. Sophisticated, bright with huge wall to wall windows. Located in desirable Cedar Park. Premium finishes, Grohe, Kohler, Franke, granite, quartz, hardwood floors. Gorgeous ensuite. High 9 3/4 foot ceilings! Walk to village, golf & lake!

Source: ROYAL LEPAGE ELITE, Real Estate Agency