

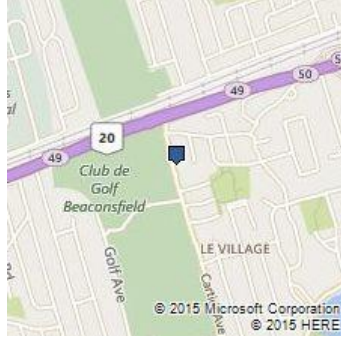


**Andres Pedriks**, Real Estate Broker  
**ROYAL LEPAGE ELITE**  
 Real Estate Agency  
 443, boul. Beaconsfield  
 Beaconsfield (QC) H9W 5Y1

514-892-6547 / 514-697-9181  
 Fax : 514-697-9499  
 apedriks@royallepage.ca



**Centris® No.** 15883205 (Active)



**\$1,250/month X 1 year(s)**

**149D Av. Cartier**  
**Pointe-Claire**  
**H9S 4N6**

**Region** Montréal  
**Neighbourhood** South West  
**Near**  
**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	1951
<b>Style</b>	One storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Divided	<b>Specifications</b>	No
<b>Year of Conversion</b>		<b>Declaration of co-ownership Issued</b>	No
<b>Building Type</b>	Detached	<b>Published to RFQ</b>	No
<b>Floor</b>	2nd floor	<b>Special Contribution</b>	
<b>Total Number of Floors</b>	2	<b>Meeting Minutes</b>	No
<b>Total Number of Units</b>	8	<b>Financial Statements</b>	No
<b>Private Portion Size</b>		<b>Building Rules</b>	No
<b>Priv. Portion Area</b>		<b>Repossession</b>	
<b>Building Area</b>		<b>Trade possible</b>	
<b>Lot Size</b>		<b>Cert. of Loc. (divided part)</b>	No
<b>Lot Area</b>		<b>File Number</b>	
<b>Cadastre of Private Portion</b>	4255742	<b>Occupancy</b>	15 days PP/PR
<b>Cadastre of Common Portions</b>			Accepted
<b>Zoning</b>	Residential, Commercial	<b>Deed of Sale Signature</b>	15 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>		<b>No. of Bedrooms</b>		<b>No. of Bathrooms and Powder Rooms</b>
4		2+0		1+0
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>
GF	Living room	18.8 X 12 ft	Wood	Living/Dining Combo
GF	Kitchen	12.7 X 11.8 ft	Wood	
GF	Master bedroom	11.8 X 11.7 ft	Carpet	
GF	Bedroom	11.7 X 9.8 ft	Carpet	

**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 - Parking</b>	
<b>Window Type</b>		<b>Parking</b>	
<b>Energy/Heating</b>	Electricity	<b>Driveway</b>	Asphalt
<b>Heating System</b>	Electric baseboard units	<b>Garage</b>	
<b>Basement</b>		<b>Carport</b>	
<b>Bathroom</b>		<b>Lot</b>	
<b>Washer/Dryer (installation)</b>		<b>Topography</b>	
<b>Fireplace-Stove</b>		<b>Distinctive Features</b>	
<b>Kitchen Cabinets</b>		<b>Water (access)</b>	
<b>Equipment/Services</b>	Wall-mounted air conditioning	<b>View</b>	
<b>Building's Distinctive Features</b>		<b>Proximity</b>	Commuter train, Elementary school, Golf, High school, Highway, Hospital, Park
<b>Energy efficiency</b>		<b>Roofing</b>	

**Inclusions**

Fridge, Stove, Dishwasher, Washer/Dryer, Wall Mounted Air Conditioner

**Exclusions**

Heat, Electricity, Utilities, Communications

**Seller's Declaration**

No

**Source**

ROYAL LEPAGE ELITE, Real Estate Agency