



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



\$1,150,000

145 Av. Cartier, apt. 207,208, Pointe-Claire, H9S 0A2 (Val Soleil)

Centris® No.

19271914 (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	2	Lot Eval.	\$89,600 (2019)
Building Type	Attached corner unit	Building Eval.	\$1,025,300 (2019)
Year Built	2008	Mun. Taxes	\$10,518 (2019)
Gross Priv. Portion Area	2,905 sqft	School Taxes	\$1,880 (2018)
Lot Area	48,042 sqft	Condominium Fees	\$ 12,336 (\$ 1,028/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
2		Living room		22 X 19 ft	Wood
2		Kitchen		19 X 10 ft	Ceramic
2		Dining room		15.5 X 13 ft	Wood
2		Office		13 X 9 ft	Wood
2		Laundry room		13 X 8 ft	Ceramic
2		Bedroom		23 X 18 ft	Wood
2		Bedroom		13 X 11.5 ft irr	Wood
2		Master bedroom		22 X 20 ft	Wood



Inclusions
 direct connect gas BBQ, dishwasher, stove, fridge, washer/dryer. Window treatments. Remote for garage, basement storage space, 3 garage spaces

Exclusions



Sewage System	Municipality	Heating System	Electric baseboard units, Forced air	Equip./Serv.	Elevator(s), Central air conditioning, Air exchange system, Sprinklers, Intercom,
Water Supply	Municipality	Water (access)			Electric garage door opener, Sauna, Generator
Pool	Heated, Inground, Salt water	Fireplace-Stove	Yes	Renovations	
Cadastre Parking	Garage - 3				
Parking	Garage (3)				

Unique in the West Island. Magnificent in its location, size, comforts and build quality. 3 bedrooms plus an office. 2 balconies. Sophisticated, bright with huge wall to wall windows. Located in desirable Cedar Park. Premium finishes, granite, wood cabinets, hardwood floors. Gorgeous ensuite. High 9 3/4 foot ceilings! Walk to village, golf, lake!

Source: ROYAL LEPAGE ELITE, Real Estate Agency

2019-03-21 at 8:16 pm