



**Andres Pedriks**, Residential and Commercial Real Estate Broker  
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**Centris No.** 11602259 (Active)



**\$1,500/month**  
**533 Av. Forest, apt. 3**  
**Pincourt**  
**J7W 0K1**  
**Region** Montérégie  
**Neighbourhood**  
**Near**  
**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	2014
<b>Style</b>	One 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>			
<b>Floor</b>	2nd floor	<b>Special Contribution</b>	
<b>Total Number of Floors</b>	4	<b>Meeting Minutes</b>	
<b>Total Number of Units</b>	8	<b>Financial Statements</b>	
<b>Private Portion Size</b>		<b>Building Rules</b>	
<b>Plan Priv. Portion Area</b>	1,091 sqft	<b>Repossess./Judicial auth.</b>	
<b>Building Area</b>		<b>Trade possible</b>	
<b>Lot Size</b>		<b>Cert. of Loc. (divided part)</b>	
<b>Lot Area</b>		<b>File Number</b>	
<b>Cadastre of Private Portion</b>	5468528	<b>Occupancy</b>	2021-12-04
<b>Cadastre of Common Portions</b>	5468512, 5468520	<b>Deed of Sale Signature</b>	
<b>Zoning</b>	Residential		

<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>
7		2+0		1+0
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>
2	Living room	18.9 X 12.9 ft	Laminate floor	
2	Dining room	11.4 X 9.6 ft	Laminate floor	
2	Kitchen	10.7 X 9 ft	Ceramic	
2	Master bedroom	15.6 X 13.8 ft	Laminate floor	
2	Bedroom	12.5 X 11.7 ft	Laminate floor	
2	Bathroom	9.7 X 9.4 ft	Ceramic	

2	Laundry room	9.5 X 5.8 ft	Ceramic
<b>Additional Space</b> Driveway	<b>Size</b>	<b>Cadastre/Unit number</b> 1	<b>Description of Rights</b> Common portion for restricted use
<b>Features</b>			
<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>	Driveway - 2
<b>Window Type</b>		<b>Cadastre - Parkg (excl. pr</b>	
<b>Energy/Heating</b>	Electricity	<b>Parkg (total)</b>	Driveway (2)
<b>Heating System</b>	Electric baseboard units	<b>Driveway</b>	
<b>Basement</b>		<b>Garage</b>	
<b>Bathroom</b>	Separate shower	<b>Carport</b>	
<b>Washer/Dryer (installation)</b>	laundry room (2nd level)	<b>Lot</b>	
<b>Fireplace-Stove</b>		<b>Topography</b>	
<b>Kitchen Cabinets</b>		<b>Distinctive Features</b>	
<b>Restrictions/Permissions</b>		<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>Inclusions</b>			
Refrigerator, stove, dishwasher, washer and dryer.			
<b>Exclusions</b>			
<b>Broker - Remarks</b>			
Large, bright and modern corner unit condo on 2nd floor. Huge balcony overlooking beautiful courtyard. Appliances included and laundry in unit. 2 parking spots. Close to amenities, shopping, golf courses, schools and marina. Available December 4th.			
<b>Seller's Declaration</b>		No	
<b>Source</b>			
ROYAL LEPAGE ELITE, Real Estate Agency			