



Andres Pedriks, Real Estate Broker
ROYAL LEPAGE ELITE
 Real Estate Agency
 443, boul. Beaconsfield
 Beaconsfield (QC) H9W 5Y1
<http://www.mellorgroup.ca>

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



Centris No. 22794047 (Active)



\$245,000

290 Boul. Hymus, apt. 608
Pointe-Claire
H9R 6B7

Region Montréal
Neighbourhood Central West
Near Stillview
Body of Water

Property Type	Apartment	Year Built	2005
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2005)
Building Type	Detached	Published to RFQ	Yes (2014-09-05)
Floor	6th floor	Special Contribution	
Total Number of Floors	6	Meeting Minutes	Yes (2017)
Total Number of Units	53	Financial Statements	Yes (2017)
Private Portion Size		Building Rules	
Plan Priv. Portion Area	645.83 sqft	Repossess./Judicial auth.	No
Building Area		Trade possible	
Lot Size		Cert. of Loc. (divided part)	Yes (2014)
Lot Area		File Number	
Cadastre of Private Portion	3605030, 3605045	Occupancy	2020-01-31
Cadastre of Common Portions	3560622, 3604978	Deed of Sale Signature	15 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2019	Municipal	\$1,860 (2019)	Condo Fees (\$130/month)	\$1,560
Lot	\$21,100	School	\$298 (2019)	Common Exp.	
Building	\$175,100	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$196,200	Total	\$2,158	Total	\$1,560

Room(s) and Additional Space(s)				
No. of Rooms		No. of Bedrooms		No. of Bathrooms and Powder Rooms
4		1+0		1+0
Level	Room	Size	Floor Covering	Additional Information
6 level	Living room	18 X 12.5 ft	Laminate floor	
6 level	Dining room	18 X 12.5 ft	Laminate floor	
6 level	Kitchen	9 X 8.3 ft	Ceramic	
6 level	Master bedroom	16.4 X 10.8 ft	Laminate floor	
Additional Space	Size	Cadastre/Unit number	Description of Rights	

Garage	18.1 X 8.6 ft	3605045	Private portion
Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding	Brick	Pool	
Windows		Cadastre - Parking	Garage - 1
Window Type		Parking	Garage (1)
Energy/Heating	Electricity	Driveway	
Heating System		Garage	Attached, Heated, Single width
Basement		Carport	
Bathroom		Lot	
Washer/Dryer (installation)		Topography	
Fireplace-Stove		Distinctive Features	
Kitchen Cabinets		Water (access)	
Restrictions/Permissions		View	
Equipment/Services	Wall-mounted air conditioning	Proximity	Highway, Hospital, Park, Public transportation
Building's Distinctive Features		Roofing	
Energy efficiency			
Inclusions			
Refrigerator, stove, dishwasher, washer, dryer, hot water heater, air conditioner, storage locker, garage			
Exclusions			
Broker - Remarks			
Perfect condo in a well maintained building. Perfectly located near hospital, shops, transportation, etc. Top floor, great balcony, garage and storage locker.			
Sale with legal warranty			
Seller's Declaration		Yes SD-13504	
The deeds are in the seller's possession since 2014			
Source			
ROYAL LEPAGE ELITE, Real Estate Agency			
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.			