



Andres Pedriks, Residential and Commercial Real Estate Broker
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\$405,000

16265 Boul. Gouin O., Montréal (L'Île-Bizard/Sainte-Geneviève), H9H 1E2

Centris No.

27796825 (Sold Nb. of Days 9)

Seller's Declaration

Yes

Property Type	Apartment (Div. 16.3%)	Occupancy	60 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	60 days PP/PR Accepted
Floor	GL	Lot Eval.	\$59,800 (2021)
Building Type	Attached	Building Eval.	\$234,100 (2021)
Year Built	2010	Mun. Taxes	\$2,333 (2021)
Plan Priv. Portion Area	1,185.11 sqft	School Taxes	\$274 (2021)
Lot Area		Condominium Fees	\$ 2,400 (\$ 200/month)
Expected Delivery Date		Date of Sale	2021-10-12
Cert. of Location	Yes (2010)	Selling Brokerage Firm	RE/MAX ROYAL (JORDAN) INC.
Body of Water			



Rooms	8	Bedrooms	2+0	Bathrooms and Powder Rooms	1+0
Level	Room		Size	Floor Covering	
GL	Hall		7 X 5.6 ft	Tiles	
GL	Living room		18 X 15.8 ft irr	Wood	
GL	Dining room		15.8 X 7 ft	Wood	
GL	Kitchen		13 X 10 ft	Tiles	
GL	Primary bedroom		14.8 X 11.3 ft	Wood	
GL	Bathroom		13.2 X 9 ft	Tiles	
GL	Bedroom		15 X 10.5 ft	Wood	
GL	Laundry room		7.8 X 6.3 ft	Tiles	



Inclusions
 All window blinds, hood vent, dishwasher

Exclusions
 2 Light fixtures in hallway, 1 light fixture in dining room, 1 light fixture in master bedroom, 1 light fixture in 2nd bedroom, Patio door blind, all curtains



Sewage System	Municipality	Heating System	Electric baseboard units	Equip./Serv.	Wall-mounted air conditioning, Air exchange system
Water Supply	Municipality	Water (access)		Renovations	
Pool		Fireplace-Stove	No		
Cadas Prkg excl pric					
Parkg (total)	Driveway (1)				

Virtually brand new. Gorgeous open concept, ground floor 2 bedroom condo. Chock full of upgrades including 9 foot tall ceilings with crown mouldings, granite counter-tops and hardwood floors. One outdoor parking. Large private patio. Proud to call this home.

Source: ROYAL LEPAGE ELITE, Real Estate Agency

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