

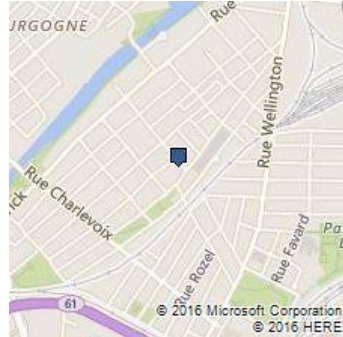


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Centris® No. 20369151 (Active)



\$269,000

1116 Rue Island, apt. 202
Le Sud-Ouest (Montréal)
H3K 2M8

Region Montréal
Neighbourhood Pointe-Saint-Charles
Near Grand Trunk
Body of Water Lachine Canal

Property Type	Apartment	Year Built	2010
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	No
Year of Conversion		Declaration of co-ownership	
Building Type	Detached	Special Contribution	
Floor	2nd floor	Meeting Minutes	Yes (2016)
Total Number of Floors	3	Financial Statements	Yes (2016)
Total Number of Units	6	Building Rules	No
Private Portion Size		Repossession	
Gross Priv. Portion Area	715 sqft	Trade possible	
Building Area		Cert. of Loc. (divided part)	No
Lot Size		File Number	
Lot Area		Occupancy	60 days PP/PR
Cadastre of Private Portion	4570261		Accepted
Cadastre of Common Portions	4570257, 4570264	Deed of Sale Signature	60 days PP/PR
Zoning	Residential		Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2016	Municipal	\$2,004 (2016)	Condo Fees (\$123/month)	\$1,476
Lot	\$14,800	School	\$407 (2016)	Common Exp.	
Building	\$214,300	Infrastructure		Electricity	\$900
		Water		Oil	
				Gas	
Total	\$229,100	Total	\$2,411	Total	\$2,376

Room(s) and Additional Space(s)					
No. of Rooms	8	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
2	Hall	11.5 X 5 ft	Wood		
2	Kitchen	12.7 X 8 ft	Wood		
2	Dining room	9 X 7.2 ft	Wood		
2	Living room	9.6 X 9 ft	Wood		

2	Master bedroom	13 X 8.3 ft	Wood
2	Bedroom	9.6 X 9.3 ft	Wood
2	Bathroom	8.3 X 5 ft	Tiles
GF	Storage	11 X 8.10 ft	Tiles
Additional Space	Size	Cadastre/Unit number	Description of Rights
Balcony	10 X 6.6 ft	202	Private portion

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding	Brick, Pressed fibre	Pool	
Windows		Cadastre - Parking	
Window Type	Casement	Parking	
Energy/Heating	Electricity	Driveway	
Heating System	Electric baseboard units	Garage	
Basement		Carport	
Bathroom		Lot	Wooded
Washer/Dryer (installation)	Laundry Closet (2nd level)	Topography	Flat
Fireplace-Stove		Distinctive Features	
Kitchen Cabinets		Water (access)	
Equipment/Services	Wall-mounted air conditioning, Air exchange system, Intercom	View	
Building's Distinctive Features		Proximity	Bicycle path, Cross-country skiing, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation, University
Energy efficiency		Roofing	Asphalt and gravel

Inclusions

Fridge, Stove, Microwave, Washer, Dryer, Wall Mounted A/C, Shelf in Living Room, Hot Water Tank

Exclusions

Curtains, Rods and Blinds, Entertainment Unit in Living Room, Cabinet in Front Hall

Broker - Remarks

Bright, open concept, 2 bedroom condo in The Pointe! Features exotic hardwood floors throughout, kitchen with marble counter tops, laundry in unit, balcony with the feeling of being in the trees and extra large private storage space. Walk to the Canal, Atwater Market, Metro Station, Grocery store, Shops, Restaurants & Easy access onto the Highway.

Sale with legal warranty

Seller's Declaration

Yes SD-39436

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.