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Centris® No. 24930529 (Active)



\$1,350,000

145 Av. Cartier, apt. 409-410
Pointe-Claire
H9S 0A2

Region Montréal
Neighbourhood South West
Near Val-Soleil
Body of Water

Property Type	Apartment	Year Built	2007
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership	
Building Type	Attached	Issued	Yes (2007)
Floor	4th floor	Published to RFQ	Yes (2007-07-29)
Total Number of Floors	4	Special Contribution	
Total Number of Units	40	Meeting Minutes	
Private Portion Size		Financial Statements	
Plan Priv. Portion Area	3,100 sqft	Building Rules	
Building Area		Repossession	
Lot Size		Trade possible	
Lot Area	3,100 sqft	Cert. of Loc. (divided part)	Yes (2007)
Cadastre of Private Portion	4255886, 4255887, 4255823, 4255835, 4255868, 4255812	File Number	
Cadastre of Common Portions	4255870, 4255873, 4256085, 4255752	Occupancy	60 days PP/PR Accepted
Zoning	Residential	Deed of Sale Signature	60 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2017	Municipal	\$11,936 (2017)	Condo Fees (\$1,177/month)	\$14,124
Lot	\$153,600	School	\$2,338 (2017)	Common Exp.	
Building	\$1,199,900	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$1,353,500	Total	\$14,274	Total	\$14,124

Room(s) and Additional Space(s)					
No. of Rooms	9	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
4	Living room	22.6 X 18.6 ft	Wood	Fireplace-Stove.	
4	Den	22 X 18 ft	Ceramic	Fireplace-Stove.	
4	Dining room	19.6 X 18 ft	Ceramic	Fireplace-Stove.	

4	Kitchen	18.6 X 11.6 ft	Ceramic	
4	Office	14.3 X 10 ft	Wood	or bedroom
4	Office	19 X 10 ft	Wood	
4	Laundry room	11.6 X 10.3 ft	Ceramic	
4	Master bedroom	16.6 X 12 ft	Wood	
4	Bedroom	18.6 X 11.9 ft	Wood	
Additional Space	Size	Cadastre/Unit number	Description of Rights	
Garage	8 X 20 ft	4255823	Private portion	
Garage	8 X 20 ft	4255835	Private portion	
Garage	8 X 20 ft	4255868	Private portion	
Garage	8 X 20 ft	4255812	Private portion	

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 2 (\$30)
Water Supply	Municipality	Renovations	
Siding		Pool	Heated, Inground
Windows		Cadastre - Parking	Garage - 4
Window Type		Parking	Garage (4)
Energy/Heating	Electricity	Driveway	Concrete
Heating System	Electric baseboard units, Forced air	Garage	Built-in
Basement		Carport	
Bathroom	Ensuite bathroom, Separate shower	Lot	
Washer/Dryer (installation)	Laundry room (4th level)	Topography	
Fireplace-Stove	Gas fireplace	Distinctive Features	
Kitchen Cabinets		Water (access)	
Equipment/Services	Mobility impaired accessible, Elevator(s), Laundry room, Electric garage door opener, Alarm system, Central heat pump	View	Panoramic, View of the city
Building's Distinctive Features		Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation
Energy efficiency		Roofing	

Inclusions

Gas stove (Wolf), fridge (Fisher Paykel), fridge (Kenmore), 2 wine fridges (Caravin), dishwasher (Miele), washer, dryer, all blinds

Exclusions

Dining room chandelier

Broker - Remarks

One of a kind luxury penthouse boasting over 3100 sq. ft. of bright open concept living. This condo was originally built as two condos and was customized for the original owner. The layout offers a perfect opportunity for a private in-law suite, home office or shared accommodation.

Addendum

9 ft. ceilings throughout and huge windows with views over Kinsmen Park. Condo features two curved balconies and exposure on south, east and northern sides.

The southern rooms offer a large modern kitchen open to a huge dining area with balcony, large living room with gas fireplace and master suite

Cozy master suite features a large bright bedroom with walk-in closet, beautiful full bath and adjacent office

The northern rooms offer a second large living room with gas fireplace and balcony , office, guest bedroom with ensuite bathroom and large laundry room (was bedroom)

Included are 4 of the prime indoor garage parking spaces

Impeccably run building complex with custodian, outdoor pools, etc

Sale with legal warranty

Seller's Declaration

Yes SD-75879

Source

IMMEUBLES DEAKIN REALTY, 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.



Exterior



Dining room



Dining room



Dining room



Den



Den



Kitchen



Kitchen



Kitchen



Living room



Living room



Master bedroom



Office



Master bedroom



Bedroom



Powder room



Laundry room



Balcony



Balcony



Pool