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MLS® No. 10090822 (Active)



\$339,000

**7299 Rue Chouinard
 LaSalle (Montréal)
 H8N 3C7**

Region Montréal

Neighbourhood

Near

Body of Water

Property Type	Apartment	Year Built	1998
Style	Two or more storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Decl. of Condominium on File	Yes
Building Type		Special Contribution	
Floor	2nd floor	Meeting Minutes	
Total Number of Floors	2	Financial Statements	
Total Number of Units	3	Building Rules	
Building Size	24 X 53 ft	Repossession	No
Net Living Area	1,599.00 sqft	Trade possible	
Ground Area		Cert. of Loc. (divided part)	Yes (2006)
Lot Size		File Number	
Lot Area		Possession Date	120 days PP/PR Accepted
Québec Cadastre	1448918-1448916	Deed of Sale Signature	120 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2012	Municipal	\$2,285 (2012)	Condo Fees (\$76/month)	\$904
Lot	\$60,800	School	\$471 (2011)	Common Exp.	
Building	\$182,400	Infrastructure		Electricity	\$1,434
		Water		Oil	
				Gas	
Total	\$243,200	Total	\$2,756	Total	\$2,338

Room(s) and Outdoor Feature(s)					
No. of Rooms	6	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
2	Living room	12.7 X 14.1 ft	Parquetry	Fireplace-Stove.	
2	Dining room	11.7 X 17 ft	Parquetry		
2	Kitchen	11 X 14.7 ft	Ceramic		
2	Master bedroom	16.1 X 13.5 ft	Parquetry		
2	Bedroom	10.9 X 16.7 ft	Parquetry		
2	Bathroom	9.6 X 7.8 ft	Ceramic		
Outdoor features		Size	Cadastre/Unit number		
Garage					

Features

Sewage System	Municipality	Rented Equip. (monthly)	Alarm system (\$17)
Water Supply	Municipality	Renovations	
Siding	Brick	Pool	
Windows	PVC	Cadastre - Parking	
Window Type	Casement	Parking	Driveway (1), Garage (1)
Energy/Heating	Electricity	Driveway	Asphalt
Heating System	Electric baseboard units	Garage	Other
Basement		Carport	
Bathroom	Separate shower, Whirlpool bath	Lot	
Washer/Dryer (installation)	Other (2nd level)	Topography	
Fireplace-Stove	Wood fireplace	Distinctive Features	Other
Kitchen Cabinets		Water (access)	
Equipment/Services	Wall-mounted air conditioning, Electric garage door opener	View	Other
Building's Distinctive Features		Proximity	Bicycle path, CEGEP, Cross-country skiing, Elementary school, High school, Highway, Metro, Park, Public transportation, University, Other
Energy efficiency		Roofing	Asphalt shingles

Inclusions

Stores, rideaux, tringles, air climatisé mural, système d'alarme relié, le tout sans garantie légale de qualité aux risques et périls de l'acheteur.

Exclusions

2 braquettes et 1 tablette du garage, lave-vaisselle.

MLS® Remarks

Condo unique de 1600pc direct en face du parc Angrignon. Compl. rénové, matériaux de qualité, espace très bien divisé. Foyer au bois, air clim mural et belle fenestration. Cuis. avec énormément de rangement, 2CAC bonne dimension. Accès int. au garage privé, situé à 10 min du centre ville, métro à distance de marche. La superficie habitable inclus le garage.

Seller's Declaration

Yes SD-37174

Source

E2 IMMOBILIER, Real Estate Agency
ROYAL LEPAGE ALTITUDE, 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.



Frontage



Dining room



Dining room



Living room



Dining room



Kitchen



Kitchen



Kitchen



Bathroom



Bathroom



Master bedroom



Bedroom