



Simon Beauregard, Certified Real Estate Broker
GROUPE SUTTON - CENTRE OUEST INC.
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Centris® No. 12013586 (Active)



\$309,000

7280 Boul. des Galeries-d'Anjou, apt. 604
Anjou (Montréal)
H1M 3Y1

Region Montréal

Neighbourhood

Near

Body of Water

Property Type	Apartment	Year Built	2006
Style	Two or more storey	Expected Delivery Date	
Condominium Type	Divided Share 0.62%	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2006)
Building Type	Detached	Special Contribution	
Floor	6th floor	Meeting Minutes	Yes (2014)
Total Number of Floors	14	Financial Statements	Yes (2014)
Total Number of Units		Building Rules	Yes
Private Portion Size		Repossession	
Plan Priv. Portion Area	980 sqft	Trade possible	
Building Area		Cert. of Loc. (divided part)	Yes (2005)
Lot Size		File Number	
Lot Area		Occupancy	20 days PP/PR Accepted
Cadastre of Private Portion	3648732, 3648825, 3648996	Deed of Sale Signature	20 days PP/PR Accepted
Cadastre of Common Portions	3648684		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2012	Municipal	\$2,704 (2015)	Condo Fees (\$137/month)	\$1,644
Lot	\$18,400	School	\$473 (2014)	Common Exp.	
Building	\$263,500	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$281,900	Total	\$3,177	Total	\$1,644

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
6th	Living room	15.10 X 11.5 ft irr	Wood		
6th	Dining room	11.7 X 11.5 ft irr	Ceramic		
6th	Master bedroom	16.8 X 11.6 ft irr	Wood		
6th	Bedroom	13.10 X 9.6 ft irr	Wood		

6th	Kitchen	7.11 X 10.8 ft irr	Ceramic
6th	Bathroom	8.3 X 7.6 ft irr	Ceramic
6th	Laundry room	7.5 X 7 ft irr	Ceramic
Additional Space	Size	Cadastre/Unit number	Description of Rights
Interior garage		3648825 / 97	Private portion
Storage space		3648996 / 51	Private portion

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding	Brick	Pool	
Windows		Cadastre - Parking	
Window Type		Parking	Garage (1)
Energy/Heating		Driveway	Asphalt
Heating System		Garage	Heated
Basement		Carport	
Bathroom	Separate shower	Lot	
Washer/Dryer (installation)	laundry room (Other)	Topography	Flat
Fireplace-Stove		Distinctive Features	
Kitchen Cabinets		Water (access)	
Equipment/Services	Elevator(s), Central air conditioning, Fire detector (connected)	View	
Building's Distinctive Features		Proximity	Highway, Hospital, Public transportation
Energy efficiency		Roofing	

Inclusions

appliances, fixtures, drapes

Exclusions

Broker - Remarks

Bright 2 bedroom condo with hardwood floors, master bedroom with big walk-in closet, separate shower and bathtub, central A/C, a laundry room that is separate from the bathroom, balcony, garage, storage locker. Great location with highway access north/south and east/west next to Galleries D'Anjou. Welcome to the Villa Latella!

Addendum

Construction de qualité de Villa Latella tout en béton. Accès sécurisée avec caméras de surveillances. Administration locale de qualité.

Transport en commun à la porte avec accès à la station de métro Radisson (11 minutes). Accès rapide aux autoroutes 40 et 25.

Ce beau condo . . .

climatisation centrale, plancher latte de bois, 2 chambres à coucher, chambre des maitres avec grand "walk-in", douche/bain indépendant, chambre à lessive séparé, garage et espace de rangement intérieur, et beaucoup plus.

Cout d'énergie de 30\$/mois (voir facture Hydro). À visiter!!!

Seller's Declaration

Yes SD-95975

Source

GROUPE SUTTON - CENTRE OUEST INC., 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.



Dining room



Living room



Kitchen



Master bedroom



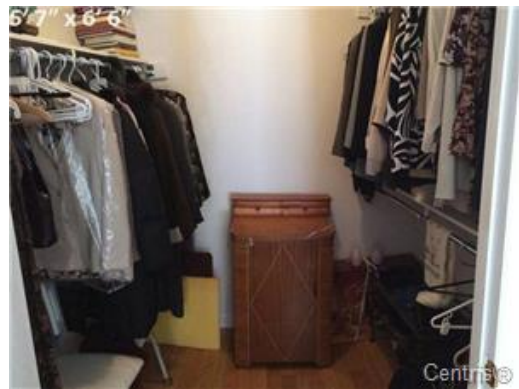
Master bedroom



Bedroom



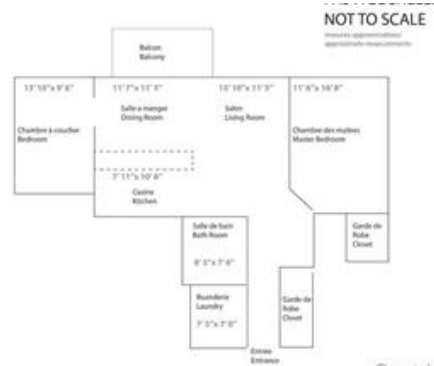
Bathroom



Storage



Laundry room



Overall view