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MLS® No. 8140004 (Active)



\$279,000

9889 Boul. LaSalle, apt. 4
LaSalle (Montréal)
H8R 2N9

Region Montréal
Neighbourhood
Near Lyette
Body of Water St Laurence

Property Type	Apartment	Year Built	2005
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Decl. of Condominium on File	Yes
Building Type	Attached	Special Contribution	
Floor	1st floor (ground floor)	Meeting Minutes	Yes
Total Number of Floors	4	Financial Statements	Yes
Total Number of Units	8	Building Rules	Yes
Building Size		Repossession	No
Gross Living Area	1,014.00 sqft	Trade possible	
Ground Area		Cert. of Loc. (divided part)	Yes (2005)
Lot Size		File Number	66023 9132 90 3157 010 0005
Lot Area	1,139.00 sqft	Possession Date	30 days PP/PR Accepted
Québec Cadastre	3412369,3412309,3412298	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2009	Municipal	\$2,250 (2009)	Condominium fees	\$169
Lot	\$15,000	School	\$483 (2009)	Common Expenses	
Building	\$173,900	Infrastructure		Electricity	\$750
		Water		Oil	
				Gas	\$200
Total	\$188,900	Total	\$2,733	Total	\$1,119

Room(s) and Option(s)				
No. of Rooms		No. of Bedrooms		No. of Bathrooms and Powder Rooms
6		2+0		2+0
Level	Room	Size	Floor Covering	Additional Information
GF	Living room	16.9 X 13 ft	Wood	Fireplace-Stove.
GF	Kitchen	9 X 8.5 ft	Ceramic	
GF	Master bedroom	15.5 X 10 ft	Wood	walk-in closet
GF	Bedroom	12.3 X 9.10 ft	Wood	

GF	Bathroom	9.4 X 7.3 ft	Ceramic
GF	Bathroom	7 X 6.10 ft	Ceramic
GF	Laundry room	8 X 4 ft	Ceramic
BA1	Storage	5 X 5 ft	Concrete

Features			
Sewage System	Municipality	Rented Equip. (monthly)	Alarm system (\$1)
Water Supply	Municipality	Renovations	
Siding	Brick	Pool	
Windows	PVC	Cadastre - Parking	Garage - 4 (3412369)
Window Type	Casement	Parking	Garage (76)
Energy/Heating	Electricity	Driveway	
Heating System	Electric baseboard units	Garage	Built-in, Heated
Basement	None	Carport	
Bathroom	Ensuite bathroom, Separate shower	Lot	
Washer/Dryer (installation)		Topography	Flat
Fireplace-Stove	Gas fireplace	Distinctive Features	
Kitchen Cabinets		Water (access)	Access, Navigable, Waterfront
Equipment/Services	Central air conditioning	View	Panoramic, View of the water
		Proximity	Bicycle path, Elementary school, Park, Public transportation

Inclusions
 Fridge, stove, dishwasher, washer, dryer and light fixtures. Has alarm system hook-up, just needs a service provider. All inclusions come without legal guarantee.

Exclusions
 Microwave.

MLS® Remarks
 What great views! Wake up, sip your coffee overlooking the water. Located in a privileged location across from bike path and near marina. Very open and bright with lots of upgrades and features (the owner is an interior designer). Move in ready.

Addendum

- Lots of upgrades including opening up entryway, built-in shelving around fireplace and enlarging walk-through closet
- Pot lights throughout for unbelievable atmosphere
- Upgraded bathroom features
- Impeccable oak hard wood throughout
- Sliding glass doors onto back terrace and front balcony
- Open concept kitchen to living room
- Underground parking
- Extra storage in basement
- New construction still with legal warrantee until 2010
- All major appliances included

Servitudes: Of view 2 011 898 and Hydro/Bell 1 942 156 and right of way/parking 12 050 468 and drainage right of way 12 050 469.

Seller's Declaration No



Exterior



Dining room



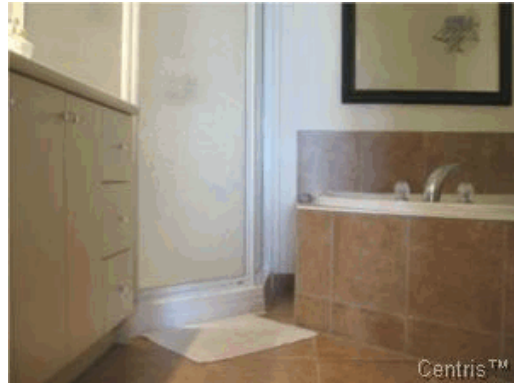
Living room



Master bedroom



Kitchen



Bathroom

