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**Centris® No.** 11369378 (Active)



**\$204,000**

**1155 Rue D'Argenson, apt. 103**  
**Le Sud-Ouest (Montréal)**  
**H3K 0A2**

**Region** Montréal  
**Neighbourhood** Pointe-Saint-Charles  
**Near**  
**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	2007
<b>Style</b>	One storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Divided	<b>Specifications</b>	
<b>Year of Conversion</b>		<b>Declaration of co-ownership</b>	
<b>Building Type</b>	Detached	<b>Special Contribution</b>	
<b>Floor</b>	1st floor (ground floor)	<b>Meeting Minutes</b>	Yes (2014)
<b>Total Number of Floors</b>		<b>Financial Statements</b>	Yes (2014)
<b>Total Number of Units</b>		<b>Building Rules</b>	Yes
<b>Private Portion Size</b>		<b>Repossession</b>	
<b>Plan Priv. Portion Area</b>	533 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc. (divided part)</b>	Yes (2010)
<b>Lot Size</b>		<b>File Number</b>	
<b>Lot Area</b>		<b>Occupancy</b>	60 days PP/PR Accepted
<b>Cadastre of Private Portion</b>	3855406, 3855393	<b>Deed of Sale Signature</b>	60 days PP/PR Accepted
<b>Cadastre of Common Portions</b>	3855394		
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2015	<b>Municipal</b>	\$1,772 (2016)	<b>Condo Fees (\$105/month)</b>	\$1,260
<b>Lot</b>	\$15,500	<b>School</b>	\$357 (2015)	<b>Common Exp.</b>	
<b>Building</b>	\$187,000	<b>Infrastructure</b>		<b>Electricity</b>	
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$202,500	<b>Total</b>	\$2,129	<b>Total</b>	\$1,260

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	5	No. of Bedrooms	1+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Kitchen	9.4 X 8.4 ft	Wood		
GF	Dinette	8.4 X 7.5 ft	Wood		
GF	Living room	16 X 10.7 ft	Wood		
GF	Master bedroom	10.10 X 9.11 ft	Wood		

GF	Bathroom	7.10 X 7.6 ft irr	Ceramic
<b>Additional Space</b>	<b>Size</b>	<b>Cadastre/Unit number</b>	<b>Description of Rights</b>
Garage		3855406	Common portion for restricted use
<b>Features</b>			
<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Siding</b>	Brick	<b>Pool</b>	
<b>Windows</b>	PVC	<b>Cadastre - Parking</b>	Garage - 1
<b>Window Type</b>		<b>Parking</b>	Garage (1)
<b>Energy/Heating</b>	Electricity	<b>Driveway</b>	
<b>Heating System</b>	Electric baseboard units	<b>Garage</b>	Built-in, Heated, Single width
<b>Basement</b>		<b>Carport</b>	
<b>Bathroom</b>		<b>Lot</b>	
<b>Washer/Dryer (installation)</b>		<b>Topography</b>	
<b>Fireplace-Stove</b>		<b>Distinctive Features</b>	
<b>Kitchen Cabinets</b>		<b>Water (access)</b>	
<b>Equipment/Services</b>		<b>View</b>	
<b>Building's Distinctive Features</b>		<b>Proximity</b>	
<b>Energy efficiency</b>		<b>Roofing</b>	
<b>Inclusions</b>			
Appliances (stove, refrigerator, dishwasher, washer, dryer, microwave oven), custom-made window blinds in each room, garage door opener, shelves in garage and wall air-conditioning unit. All offered without legal warranty regarding quality. Locker space.			
<b>Exclusions</b>			
<b>Addendum</b>			
Rare find new condo in Pointe St Charles with garage for under \$220,000. Lots of space, light, great location, close to all shopping. Extra features, air exchange, a/c, all appliances, large windows with lots of light and privacy. INCLUDED: Locker in the basement/garage area.			
<b>Seller's Declaration</b>		Yes SD-95930	
<b>Source</b>			
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.			



Frontage



Living room



Living room



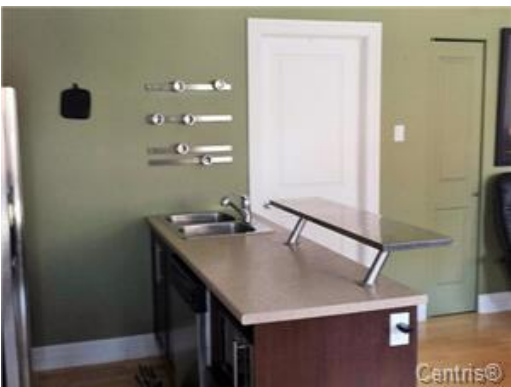
Living room



Dinette



Kitchen



Kitchen



Kitchen



Bathroom



Bathroom



Garage