

Centris No. 18640752 (Active)



\$575,000

**7400 Boul. St-Laurent, apt. 407
Montréal (Villeray/Saint-Michel/Parc-Extension)
H2R 2Y1**

Region Montréal
Neighbourhood Villeray
Near Castelnau
Body of Water

Property Type	Apartment	Year Built	1922
Style	One storey	Expected Delivery Date	
Condominium Type	Divided Share 1.17%	Specifications	No
Year of Conversion		Declaration of co-ownership Issued	Yes (2013)
Building Type	Detached	Published to RFQ	Yes (2013-09-24)
Floor	4th floor	Special Contribution	
Total Number of Floors	6	Meeting Minutes	Yes (2019)
Total Number of Units	92	Financial Statements	Yes (2021)
Private Portion Size		Building Rules	Yes
Plan Priv. Portion Area	770 sqft	Repossess./Judicial auth.	No
Building Area		Trade possible	
Lot Size		Cert. of Loc. (divided part)	Yes (2013)
Lot Area		File Number	
Cadastre of Private Portion	5 332 395 du Québec	Occupancy	48 days PP/PR Accepted
Cadastre of Common Portions	5 332 334,35,39,40,44,46, 5 332 432,33,34, 5 346 252,53,56	Deed of Sale Signature	45 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2018	Municipal	\$3,848 (2020)	Condo Fees (\$587/month)	\$7,044
Lot	\$77,000	School	\$452 (2020)	Common Exp.	
Building	\$365,000	Infrastructure		Electricity	\$720
		Water		Oil	
				Gas	
Total	\$442,000	Total	\$4,300	Total	\$7,764

Room(s) and Additional Space(s)					
No. of Rooms	5	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
4	Kitchen	14.4 X 9.5 ft	Engineered wood		
4	Living room	17.9 X 16.10 ft	Engineered wood	And dining room	
4	Master bedroom	10.5 X 9.7 ft	Engineered wood		
4	Bedroom	10.1 X 9.7 ft	Engineered wood		
4	Bathroom	9 X 6.1 ft	Ceramic		
Additional Space	Size	Cadastre/Unit number	Description of Rights		
Storage space		B5	Common portion for restricted use		
Garage		A70	Common portion for restricted use		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding	Stone	Pool	
Windows	Aluminum	Cadastre - Parkg (incl. pr	
Window Type	Casement	Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Parkg (total)	Garage (1)
Heating System	Electric baseboard units	Driveway	Asphalt
Basement		Garage	Built-in, Heated, Single width
Bathroom		Carport	
Washer/Dryer (installation)	kitchen (4th level)	Lot	
Fireplace-Stove		Topography	
Kitchen Cabinets		Distinctive Features	
Restrictions/Permissions		Water (access)	
Equipment/Services	Mobility impaired accessible, Elevator(s), Central air conditioning, Fire detector (connected), Air exchange system, Sprinklers, Electric garage door opener, Sauna	View	
Building's Distinctive Features		Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Metro, Park, Public transportation
Energy efficiency		Roofing	

Inclusions

Electrolux washer and dryer, stove, refrigerator and microwave hood GE, dishwasher Kitchen Aid, bedroom shelves, living room library, electric Hunter Douglas blinds controls, hall mirror, patio furniture 4 tables and 8 chairs

Exclusions

Broker - Remarks

Between industrial charm and historical architecture! This beautiful apartment is located in front of the building and its imposing balcony covers the entire width of the condo. The building enjoys a very enviable location in Villeray, a few steps from Jarry Park and close to the shops of the Little Italy and the Jean- Talon market.

Addendum

The apartment

- Open and modern living spaces
- Sunny in the morning and bright all day long.
- The large sheltered balcony
- The magnificent columns of the building visible from the apartment and omnipresent as a decorative element.
- High ceiling
- The clear view with the bell towers of St. Cecilia's church looming on the horizon
- All closets fully furnished with a "California Closet" system

The location

- Jarry park, its green spaces and sports facilities right next door
- The Jean Talon market and the shops, grocery stores and restaurants of Little Italy within walking distance
- The Ex Mile just a few steps away
- 2 steps from De Castelnau metro station and public transportations

Strong Points

- The prime location in Villeray
- A magnificent building, an imposing building
- The impressive balcony in front that covers the entire width of the condo.
- Beautiful facilities including a gym and a spa

-Roof terrace with BBQ, deck chairs, etc.

Sale with legal warranty

Seller's Declaration

Yes SD-98608

Mortgage Loan

Creditor	Balance	As Of	% Rate	Term	Amort.	Maturity Date	Payment
Desjardins							

Owner

Francine Lesieur (F)
7400 St-Laurent, apt. 407
Montréal (Québec) H2R 2Y1

Jean-Claude Foucault (F)
7400 St-Laurent, apt. 407
Montréal (Québec) H2R 2Y1

Representative

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.

Listing Broker(s)

REALTA
Real Estate Agency
514-789-2889
francois@realta.ca
http://www.realta.ca

François Bissonnette
Certified Residential and Commercial Real Estate Broker AEO
514-789-2889
francois@realta.ca
http://www.realta.ca

Compensation to Selling Broker

Sale	2%
Rental	
Extra Comp. Rental (Renewal)	

Date of Contract Signature 2021-02-14

Expiration Date 2021-05-31

Appointment Info

Name of the person to contact

Telephone for Appointment

Info Selling Broker

Any request received after 7pm will be processed the next day. Offers must be sent to francois@realta.ca. Request for visit by immocontact only MANDATORY MASK and signed Covid Form

Broker's Declaration

Contract-Sale 87893

Contract-Rental

Listing on the Internet Yes

Last Price \$575,000

Previous Price

Original Price \$575,000