



Nancy Kemp Deakin, Certified Real Estate Broker
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Centris® No. 24930529 (Active)



\$1,350,000

145 Av. Cartier, apt. 409-410
Pointe-Claire
H9S 0A2

Region Montréal
Neighbourhood South West
Near Val-Soleil
Body of Water

Property Type	Apartment
Style	One storey
Condominium Type	Divided
Year of Conversion	
Building Type	Attached
Floor	4th floor
Total Number of Floors	4
Total Number of Units	40
Private Portion Size	
Plan Priv. Portion Area	3,100 sqft
Building Area	
Lot Size	
Lot Area	3,100 sqft
Cadastre of Private Portion	4255886, 4255887, 4255823, 4255835, 4255868, 4255812
Cadastre of Common Portions	4255870, 4255873, 4256085, 4255752
Zoning	Residential

Year Built	2007
Expected Delivery Date	
Specifications	
Declaration of co-ownership Issued	Yes (2007)
Published to RFQ	Yes (2007-07-29)
Special Contribution	
Meeting Minutes	
Financial Statements	
Building Rules	
Repossess./Judicial auth.	No
Trade possible	
Cert. of Loc. (divided part)	Yes (2007)
File Number	
Occupancy	60 days PP/PR Accepted
Deed of Sale Signature	60 days PP/PR Accepted

Municipal Assessment

Year	2017
Lot	\$153,600
Building	\$1,199,900

Taxes (annual)

Municipal	\$12,057 (2018)
School	\$2,338 (2017)
Infrastructure	
Water	

Expenses/Energy (annual)

Condo Fees (\$1,295/month)	\$15,540
Common Exp.	

Electricity
Oil
Gas

Total	\$1,353,500	Total	\$14,395	Total	\$15,540
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Room(s) and Additional Space(s)

No. of Rooms	9	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
4	Living room	22.6 X 18.6 ft	Wood	Fireplace-Stove.	
4	Den	22 X 18 ft	Ceramic	Fireplace-Stove.	
4	Dining room	19.6 X 18 ft	Ceramic	Fireplace-Stove.	

4	Kitchen	18.6 X 11.6 ft	Ceramic	
4	Office	14.3 X 10 ft	Wood	or bedroom
4	Office	19 X 10 ft	Wood	
4	Laundry room	11.6 X 10.3 ft	Ceramic	
4	Master bedroom	16.6 X 12 ft	Wood	
4	Bedroom	18.6 X 11.9 ft	Wood	
Additional Space	Size	Cadastre/Unit number	Description of Rights	
Garage	8 X 20 ft	4255823	Private portion	
Garage	8 X 20 ft	4255835	Private portion	
Garage	8 X 20 ft	4255868	Private portion	
Garage	8 X 20 ft	4255812	Private portion	

Features				
Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 2 (\$30)	
Water Supply	Municipality	Renovations		
Siding		Pool	Inground	
Windows		Cadastre - Parking	Garage - 4	
Window Type		Parking	Garage (4)	
Energy/Heating	Electricity	Driveway	Concrete	
Heating System	Electric baseboard units, Forced air	Garage	Built-in	
Basement		Carport		
Bathroom	Ensuite bathroom, Separate shower	Lot		
Washer/Dryer (installation)	Laundry room (4th level)	Topography		
Fireplace-Stove	Gas fireplace	Distinctive Features		
Kitchen Cabinets		Water (access)		
Equipment/Services	Mobility impaired accessible, Elevator(s), Laundry room, Electric garage door opener, Alarm system, Central heat pump	View	Panoramic, View of the city	
Building's Distinctive Features		Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation	
Energy efficiency		Roofing		

Inclusions
Gas stove (Wolf), fridge (Fisher Paykel), fridge (Kenmore), 2 wine fridges (Caravin), dishwasher (Miele), washer, dryer, all blinds

Exclusions
Dining room chandelier

Broker - Remarks
One of a kind luxury penthouse boasting over 3100 sq. ft. of bright open concept living. This condo was originally built as two condos and was customized for the original owner. The layout offers a perfect opportunity for a private in-law suite, home office or shared accommodation.

Addendum
9 ft. ceilings throughout and huge windows with views over Kinsmen Park. Condo features two curved balconies and exposure on south, east and northern sides.
The southern rooms offer a large modern kitchen open to a huge dining area with balcony , large living room with gas fireplace and master suite
Cozy master suite features a large bright bedroom with walk-in closet, beautiful full bath and adjacent office

The northern rooms offer a second large living room with gas fireplace and balcony , office, guest bedroom with ensuite bathroom and large laundry room (was bedroom)

Included are 4 of the prime indoor garage parking spaces

Impeccably run building complex with custodian, outdoor pools, etc

Sale with legal warranty

Seller's Declaration

Yes SD-75879

Source

IMMEUBLES DEAKIN REALTY, 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.



Exterior



Dining room



Dining room



Dining room



Den



Den



Kitchen



Kitchen



Kitchen



Living room



Living room



Master bedroom



Office



Master bedroom



Bedroom



Powder room



Laundry room



Balcony



Balcony



Pool



Other



Playroom