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**Centris® No.** 26773745 (Active)



**\$369,000**

**5000 Boul. Jacques-Bizard, apt. 204**  
**L'Île-Bizard/Sainte-Geneviève (Montréal)**  
**H9H 5N3**

**Region** Montréal  
**Neighbourhood** Sainte-Geneviève  
**Near** Gouin  
**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>	No
<b>Year of Conversion</b>		<b>Declaration of co-ownership Issued</b>	Yes (2007)
<b>Building Type</b>	Attached	<b>Published to RFQ</b>	Yes (2007-06-21)
<b>Floor</b>	2nd floor	<b>Special Contribution</b>	
<b>Total Number of Floors</b>	4	<b>Meeting Minutes</b>	Yes (2018)
<b>Total Number of Units</b>	60	<b>Financial Statements</b>	Yes (2018)
<b>Private Portion Size</b>		<b>Building Rules</b>	No
<b>Plan Priv. Portion Area</b>	971 sqft	<b>Repossess./Judicial auth.</b>	No
<b>Building Area</b>		<b>Trade possible</b>	
<b>Lot Size</b>		<b>Cert. of Loc. (divided part)</b>	Yes (2007)
<b>Lot Area</b>		<b>File Number</b>	
<b>Cadastre of Private Portion</b>	3893562, 3893630	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre of Common Portions</b>	3893519	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2019	<b>Municipal</b>	\$2,739 (2018)	<b>Condo Fees (\$764/month)</b>	\$9,168
<b>Lot</b>	\$17,900	<b>School</b>	\$526 (2019)	<b>Common Exp.</b>	
<b>Building</b>	\$312,700	<b>Infrastructure</b>		<b>Electricity</b>	
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$330,600	<b>Total</b>	\$3,265	<b>Total</b>	\$9,168

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	4	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	19.6 X 14 ft	Wood		
GF	Kitchen	8 X 7.6 ft	Ceramic		
GF	Master bedroom	14.6 X 10 ft	Wood		
GF	Bedroom	15 X 11 ft	Wood		

Additional Space	Size	Cadastre/Unit number	Description of Rights
Garage	12 X 8 ft	3893630	Private portion
<b>Features</b>			
<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	Water heater - 1 (\$12)
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Siding</b>	Brick	<b>Pool</b>	Indoor
<b>Windows</b>		<b>Cadastre - Parking</b>	Garage - 1
<b>Window Type</b>	Casement	<b>Parking</b>	Garage (1)
<b>Energy/Heating</b>	Electricity	<b>Driveway</b>	Concrete
<b>Heating System</b>	Electric baseboard units	<b>Garage</b>	Built-in
<b>Basement</b>		<b>Carport</b>	
<b>Bathroom</b>	Ensuite powder room, Separate shower	<b>Lot</b>	
<b>Washer/Dryer (installation)</b>	Closet (1st level/Ground floor)	<b>Topography</b>	
<b>Fireplace-Stove</b>		<b>Distinctive Features</b>	
<b>Kitchen Cabinets</b>	Wood	<b>Water (access)</b>	
<b>Restrictions/Permissions</b>	Minimum age requirement (55+)	<b>View</b>	
<b>Equipment/Services</b>	Mobility impaired accessible, Elevator(s), Wall-mounted air conditioning, Electric garage door opener, Meals offered, Medical services	<b>Proximity</b>	Bicycle path, CEGEP, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Park, Public transportation
<b>Building's Distinctive Features</b>		<b>Roofing</b>	
<b>Energy efficiency</b>			
<b>Inclusions</b>			
All appliances.			
<b>Exclusions</b>			
Hot water tank is rented.			
<b>Broker - Remarks</b>			
Vent de l'Ouest - A unique lifestyle condo complex for those 55yrs+, located in the heart of the West Island. Exceptionally well managed & maintained building.			
<b>Addendum</b>			
Quality 2007 concrete (sound proof) construction. Spacious 2nd floor condo -- 2 bedrooms with full bathroom and ensuite powder room. Open concept layout flooded with natural light from large south facing windows and terrace. Apt #204 features hard wood strip floors throughout, wall mounted AC, indoor parking and storage locker -- appliances included.			
<p>Owners in the building benefit from an array of available services including:</p> <p>Recreational activities including: gym, pool tables, golf simulator, swimming pool and jacuzzi, piano, movies and more...</p> <p>-Onsite services including hair salon, pharmacy, medical office, quaint café, and dépanneur.</p> <p>-Enjoy a sense of community in the shared dining room (meal plans available), activity rooms, cozy lounge and outdoor terraces.</p> <p>-Courteous and well trained staff -- including reception, nurse, recreational coordinator, medical office, and housekeeping</p> <p>-Ultra safe and secure building -- 24hr security, concierge, electronic key access, and emergency system in each unit.</p>			
<b>Sale without legal warranty of quality, at the buyer's risk and peril</b>			
<b>Seller's Declaration</b>		Yes SD-05455	
<b>Source</b>			
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



Exterior entrance



Kitchen



Kitchen



Living room



Living room



Master bedroom



Ensuite bathroom



Bedroom



Bathroom



Bathroom



Pool



Cafeteria