

Centris No. 17929314 (Active)



\$995,000

695 Boul. Perrot, apt. 608
L'Île-Perrot
J7V 3H2

Region Montérégie
Neighbourhood
Near Datura
Body of Water Lake Saint-Louis

Property Type	Apartment	Year Built	2019
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	No
Year of Conversion		Declaration of co-ownership	
Building Type	Detached	Special Contribution	
Floor	6th floor	Meeting Minutes	Yes (2021)
Total Number of Floors	8	Financial Statements	Yes (2021)
Total Number of Units	167	Building Rules	No
Private Portion Size		Repossess./Judicial auth.	No
Plan Priv. Portion Area	1,464.97 sqft	Trade possible	
Building Area		Cert. of Loc. (divided part)	Yes (2019)
Lot Size		File Number	
Lot Area		Occupancy	2021-10-15
Cadastre of Private Portion	6307788	Deed of Sale Signature	2021-10-15
Cadastre of Common Portions	6307737		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2021	Municipal	\$5,672 (2021)	Condo Fees (\$622/month)	\$7,464
Lot	\$38,000	School	\$616 (2021)	Common Exp.	
Building	\$571,400	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$609,400	Total	\$6,288	Total	\$7,464

Room(s) and Additional Space(s)					
No. of Rooms	6	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
6th floor	living room + dining room	31.7 X 15.2 ft	Wood		
6th floor	Kitchen	15.8 X 8.2 ft	Wood		
6th floor	Master bedroom	14.11 X 19.11 ft	Wood	+ ensuite	
6th floor	Bedroom	17.5 X 10.5 ft	Wood		
6th floor	Office	11.9 X 8.11 ft	Wood		
6th floor	pantry	5.6 X 6.6 ft	Wood		

Additional Space	Size	Cadastre/Unit number	Description of Rights
Garage		#283 indoors	Common portion for restricted use
Garage		#284 indoors	Common portion for restricted use
Storage space - Adjacent to parking		#74 indoors	Common portion for restricted use
Balcony			Private portion
Balcony			Private portion

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	Heated, Inground
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Parkg (total)	Garage (2)
Heating System	Electric baseboard units	Driveway	
Basement		Garage	Built-in, 2 indoor parking
Bathroom	Ensuite bathroom	Carport	
Washer/Dryer (installation)	Bathroom	Lot	
Fireplace-Stove		Topography	
Kitchen Cabinets		Distinctive Features	
Restrictions/Permissions		Water (access)	Access (Lake), Waterfront (Lake)
Equipment/Services	Elevator(s), Air exchange system, Wall-mounted heat pump	View	Panoramic, View of the water
Building's Distinctive Features		Proximity	Commuter train, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation
Energy efficiency		Roofing	

Inclusions

All kitchen appliances (KitchenAid warrantied until June 20, 2024), custom electric blinds, custom closets in MBR, 2 heat pumps, Napoleon electric fireplace, built-in cabinets in walk-in pantry.

Exclusions

Freezer inside pantry, washer and dryer, master bedroom and living room ceiling fans.

Broker - Remarks

Stunning waterfront condo perched on the western corner of the 6th floor. Enjoy unobstructed panoramic views of the lake, Ste-Anne-de-Bellevue & beyond. This spacious 3 bdr is a customized combination of 2 units, designed to offer the comforts of a small home with the hassle-free condo lifestyle. Quality 2019 construction with luxurious finishings.

Addendum

Open concept living area with waterfront views from every room. Enjoy your own BBQ watching the sun set over lake of Two Mountains on the wrap-around balcony.

Upgraded kitchen cabinetry with 12ft island, high-end appliances, built-in 8ft Napoleon electric fireplace and walk-in pantry.

Generous master bedroom with master ensuite, built-in closet system with its own private balcony. Adjacent second bedroom is ideal for home office or study. Large third bedroom/guest room offers privacy, direct water views and adjoining full bathroom.

Well-built and well managed building complex, designed for the active lifestyle. Common area with heated in-ground pool, patio and gazebo, all overlooking the waterfront. Shared gym room and nicely appointed common/party room. Garage level offers indoor car washing facilities, dedicated storage for bikes and kayaks - easy access to launch and explore the neighboring waterfront.

Downsize without compromise - A must see for the discerning buyer looking for the best condo living available in the west.

Sale with legal warranty

Seller's Declaration

Yes SD-36115

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.



Aerial photo



Exterior



Living room



Balcony



Hall



Kitchen



Kitchen



Dining room



Dining room



Living room



Living room



Balcony



Master bedroom



Master bedroom



Ensuite bathroom



Bedroom



Bedroom



Bathroom



Bathroom



Office



Other



Pool



Pool



Aerial photo