



Jay Deakin, Certified Residential and Commercial Real Estate Broker AEO
IMMEUBLES DEAKIN REALTY
 Real Estate Agency
 332, Lakeshore
 Pointe-Claire (QC) H9S 4L7
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Centris No. 25537114 (Active)



\$519,000

8 Av. Donegani, apt. 801
Pointe-Claire
H9R 0E8

Region Montréal
Neighbourhood Central East
Near Sources
Body of Water

Property Type	Apartment	Year Built	2021
Style	One storey	Expected Delivery Date	
Condominium Type	Divided Share 1.167%	Specifications	No
Year of Conversion		Declaration of co-ownership Issued	Yes (2020)
Building Type	Detached	Published to RFQ	Yes (2020-12-10)
Floor	8th floor	Special Contribution	
Total Number of Floors	10	Meeting Minutes	No
Total Number of Units	104	Financial Statements	No
Private Portion Size		Building Rules	No
Plan Priv. Portion Area	963.37 sqft	Repossess./Judicial auth.	No
Building Area		Trade possible	
Lot Size		Cert. of Loc. (divided part)	Yes (2020)
Lot Area		File Number	
Cadastre of Private Portion	6391601	Occupancy	15 days PP/PR Accepted
Cadastre of Common Portions	6391528	Deed of Sale Signature	15 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year		Municipal	Not issued	Condo Fees (\$260/month)	\$3,120
Lot		School	Not issued	Common Exp.	
Building		Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	Not issued	Total	Not issued	Total	\$3,120

Room(s) and Additional Space(s)					
No. of Rooms	5	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
8th floor	Living room	10.3 X 10.3 ft	Laminate floor		
8th floor	Dining room	9 X 14.3 ft	Laminate floor		
8th floor	Kitchen	12.9 X 9.6 ft	Laminate floor		
8th floor	Master bedroom	10.2 X 11.2 ft	Laminate floor		

8th floor	Bedroom	9.5 X 10 ft	Laminate floor
Additional Space	Size	Cadastre/Unit number	Description of Rights
Garage		242	Common portion for restricted use
Storage space		162	Common portion for restricted use
Balcony			

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 (1)
Heating System	Electric baseboard units	Driveway	
Basement		Garage	
Bathroom	Ensuite bathroom	Carport	
Washer/Dryer (installation)	closet (Other)	Lot	
Fireplace-Stove		Topography	
Kitchen Cabinets		Distinctive Features	
Restrictions/Permissions		Water (access)	
Equipment/Services	Elevator(s), Air exchange system, Intercom, Electric garage door opener, Wall-mounted heat pump	View	
Building's Distinctive Features		Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Highway, Park
Energy efficiency		Roofing	

Inclusions

Kitchen appliances

Exclusions

Broker - Remarks

Brand new, spacious 2-bedroom condo with amazing views of Lac St Louis and the sunset! Featuring high ceilings and huge windows, this south facing 8th floor unit is flooded with natural light. Kubik Phase 3 condo built in the heart of Valois village in the West Island community of Pointe-Claire. Purchase a new build without having to pay the taxes!

Addendum

Just minutes from Valois village, Lakeshore, and local cycling paths, this development is also walking distance to the AMT train line (Valois Station) that runs between Hudson and Centre Ville (Lucien-L'Allier)

Unit features:

- Spacious 963 sq-ft unit
- Open concept living with exposed concrete ceilings
- 2 Bedrooms 2 full baths (master ensuite bathroom with rain shower head)
- Indoor garage parking and storage locker
- Private balcony with water views
- Efficient heating and cooling and hot water included in condo fees

Owner benefits:

- Common courtyard pool
- Mini put greens
- Gardening areas
- Indoor gym
- Rooftop terrace with lounge areas, BBQs, and rooftop pool

- And more!

Sale with legal warranty

Seller's Declaration

Yes SD-37057

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



Living room



Kitchen



Kitchen



Living room



Living room



Living room



Master bedroom



Master bedroom



Ensuite bathroom



Bedroom



Bathroom



Balcony



Pool



Other



Pool



Other



Exercise room



Other



Other