



Nancy Kemp Deakin, Certified Residential and Commercial Real Estate Broker
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Centris No. 13953383 (Active)



\$799,000

695 Boul. Perrot, apt. 814
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 Share 1.03%	Specifications	No
Year of Conversion		Declaration of co-ownership Issued	Yes (2019)
Building Type	Detached	Published to RFQ	Yes (2019-04-30)
Floor	8th floor	Special Contribution	
Total Number of Floors	8	Meeting Minutes	Yes (2021)
Total Number of Units	88	Financial Statements	Yes (2021)
Private Portion Size		Building Rules	No
Plan Priv. Portion Area	1,200 sqft	Repossess./Judicial auth.	No
Building Area		Trade possible	
Lot Size		Cert. of Loc. (divided part)	Yes (2019)
Lot Area		File Number	
Cadastre of Private Portion	6342558	Occupancy	60 days PP/PR Accepted
Cadastre of Common Portions	6307737, 6342480	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2021	Municipal	\$5,092 (2021)	Condo Fees (\$599/month)	\$7,188
Lot	\$46,000	School	\$548 (2021)	Common Exp.	
Building	\$570,100	Infrastructure		Electricity	\$830
		Water		Oil	
				Gas	
Total	\$616,100	Total	\$5,640	Total	\$8,018

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	11.4 X 17.7 ft	Wood		
8th floor	Dining room	11.11 X 12 ft	Wood		
8th floor	Kitchen	9.8 X 8.3 ft	Wood		
8th floor	Master bedroom	13 X 15 ft	Wood	+ ensuite	

8th floor	Bedroom	11.4 X 10 ft	Wood	+ ensuite
Additional Space	Size	Cadastre/Unit number	Description of Rights	
Garage		270	Common portion for restricted use	
Garage		271	Common portion for restricted use	
Storage space		202	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
Bathroom	Ensuite bathroom		Carport	
Washer/Dryer (installation)	laundry closet (Other)		Lot	
Fireplace-Stove			Topography	
Kitchen Cabinets			Distinctive Features	
Restrictions/Permissions			Water (access)	Access (Lake), Waterfront (Lake)
Equipment/Services	Elevator(s), Wall-mounted air conditioning, Air exchange system		View	Panoramic, View of the water
Building's Distinctive Features			Proximity	Commuter train, Daycare centre, Elementary school, Golf, High school, Park, Public transportation
Energy efficiency			Roofing	

Inclusions
Refrigerator, stove, dishwasher & blinds as installed

Exclusions
None

Broker - Remarks

Don't miss this opportunity! This spacious 1200 + sqft condo was customized by combining 2 units when built in 2019. Designed as a bright open concept home, this is the only unit with two corner balconies adding 350 sqft of outdoor living, located on the eastern corner of the top floor (8th).

Addendum

The bright open living space offers a spacious living room & large corner balcony with beautiful views to the adjacent forest and peeks of the lake.

Kitchen with top quality appliances, large island and extra pantry & storage space.

The adjacent third bedroom space is presently used as a formal dining room or office , but can be easily closed to offer an additional private bedroom.

Two private bedroom suites, each with walk in closets and beautiful ensuite bathrooms.

The master bedroom has the second wrap around balcony looking out to the pool and waterfront.

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 neighbouring waterfront.

Sale with legal warranty

Seller's Declaration

Yes SD-01172

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.