



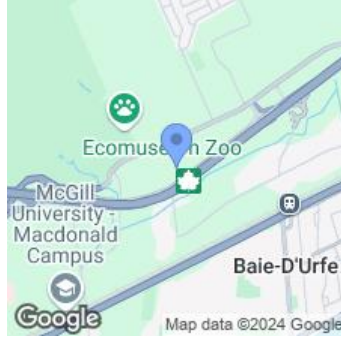
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Centris No. 21724805 (Active)



\$939,000

**603 Rue Frédéric-Back
 Sainte-Anne-de-Bellevue
 H9X 0B7**

Region Montréal

Neighbourhood North

Near

Body of Water

Property Type	House	Year Built	2021
Style	Two or more storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2021)
Building Type	Attached	Published to RFQ	Yes (2021-12-17)
Floor		Special Contribution	
Total Number of Floors		Meeting Minutes	Yes (2023)
Total Number of Units		Financial Statements	
Private Portion Size	38.9 X 21 ft irr	Building Rules	
Plan Priv. Portion Area	1,980.56 sqft	Repossess./Judicial auth.	No
Building Area		Building insurance	
Lot Size		Maintenance log	
Lot Area	1,334.72 sqft	Co-ownership insurance	
Cadastre of Private Portion	6389204	Contingency fund study	
Cadastre of Common Portions	5415730 , 5415733 , 5415734 , 6406157	Cert. of Loc. (divided part)	Yes (2022)
Trade possible		File Number	
Zoning	Residential	Occupancy	30 days PP/PR Accepted
		Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$5,301 (2024)	Condo Fees (\$298/month)	\$3,576
Lot	\$224,400	School	\$612 (2024)	Common Exp.	
Building	\$519,400	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$743,800 (126.24%)	Total	\$5,913	Total	\$3,576

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	16.8 X 11.8 ft	Wood		
GF	Kitchen	14.3 X 11.2 ft	Wood		

GF	Dining room	14.6 X 8.2 ft	Wood	
2	Primary bedroom	13.11 X 10.10 ft	Wood	Ensuite and walk-in
2	Bedroom	10.2 X 10.2 ft	Wood	
2	Bedroom	10.5 X 10.1 ft	Wood	
3	Bedroom	13.9 X 13.4 ft	Wood	Balcony and 2 walk-in closets
BA1	Playroom	10.11 X 15.9 ft		
Additional Space	Size	Cadastre/Unit number	Description of Rights	
Patio	20.9 X 20.5 ft		Private portion	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Leased Parkg	
Heating System	Forced air	Parkg (total)	Garage (2)
Basement	6 feet and more, Finished basement	Driveway	
Bathroom	Ensuite bathroom	Garage	Attached, Heated
Washer/Dryer (installation)	Laundry room (2nd level)	Carpport	
Fireplace-Stove		Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Air exchange system, Central heat pump	View	
Building Amenity		Proximity	
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible			

Inclusions

Dishwasher, curtains, rods

Exclusions

Fridge, oven, washer, dryer

Remarks

Executive four-storey townhouse in sought after "Terra" development - Quality 2021 construction. This modern, open concept townhouse features 4-bedrooms and 3.5-bathrooms spread over nearly 2000sf of living space. Versatile layout ideal for living and entertaining featuring, high ceilings and large windows throughout -- flooded with natural light. A unique combination of space, quality, and location on the island of Montreal.

Addendum

Gourmet kitchen with centre island/seating and high-end finishings and appliances - Open to living and dining areas. Huge patio doors lead to south-facing concrete terrace. Second floor features 3 bedrooms and 2 full bathrooms. Primary bedroom with ensuite bathroom and walk-in closet. Practical bedroom level laundry room on this floor also. Mezzanine level provides an additional large bedroom with its own bathroom, walk-in closet, and access to a private rooftop balcony. Downstairs features a playroom/exercise room, utility room, storage and private 2-car garage.

The Terra community was designed to fit in harmoniously with nature. This LEED certified project is located adjacent to the Eco Museum and Morgan Arboretum green space, providing public access for walking, skiing and snowshoeing. Convenient proximity to St-Anne-de-Bellevue village with its restaurants, shops, cafés, and boardwalk along the shore of Lac St Louis. Exceptional local facilities and access to top schools and transportation. (including major highways and the new REM station to open this year)

*Living space as per municipal evaluation.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-03384

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.