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Centris No. 22207216 (Active)



\$269,500

25 Prom. des Îles, apt. 724
Laval (Chomedey)
H7W 0A1

Region Laval
Neighbourhood Others
Near Lévesque
Body of Water

Property Type	Apartment	Year Built	2010
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership	
Building Type	Detached	Special Contribution	
Floor	7th floor	Meeting Minutes	
Total Number of Floors	9	Financial Statements	
Total Number of Units	123	Building Rules	
Private Portion Size	32.3 X 22.1 ft irr	Repossess./Judicial auth.	No
Plan Priv. Portion Area	731.95 sqft	Building insurance	
Building Area		Maintenance log	
Lot Size		Co-ownership insurance	
Lot Area		Contingency fund study	
Cadastre of Private Portion	4654491	Cert. of Loc. (divided part)	Yes (2011)
Cadastre of Common Portions		File Number	
Trade possible		Occupancy	According to the leases
Zoning	Residential	Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$2,239 (2024)	Condo Fees (\$755/month)	\$9,060
Lot	\$22,900	School	\$218 (2024)	Common Exp.	
Building	\$240,100	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$263,000 (102.47%)	Total	\$2,457	Total	\$9,060

Room(s) and Additional Space(s)					
No. of Rooms	5	No. of Bedrooms (above ground + basement)	1+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
7th level	Living room	12.9 X 11 ft	Wood		
7th level	Dining room	12 X 10.8 ft	Wood		
7th level	Kitchen	9 X 9.6 ft	Ceramic		

7th level	Bedroom	13.8 X 10.9 ft	Wood
7th level	Walk-in closet	3.6 X 6.9 ft	Wood
7th level	Bathroom	10 X 9 ft	Ceramic

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	Heated, Indoor
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Leased Parkg	
Heating System	Convection baseboards, Electric baseboard units, Forced air	Parkg (total)	
Basement		Driveway	
Bathroom	Separate shower	Garage	
Washer/Dryer (installation)		Carport	
Fireplace-Stove		Lot	
Kitchen Cabinets	Wood	Topography	
Restrictions/Permissions	Minimum age requirement (55+), For autonomous people, For semi-autonomous people	Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Private balcony, Fire detector (not connected), Air exchange system, Sprinklers, Central heat pump	View	View of the city, View of the water
Building Amenity	Visitor parking, Balcony/terrace, Garbage chute, Common areas, Hot tub/Spa, Sauna, Indoor pool, Indoor storage space, Fitness room, Elevator, Meals offered, Medical services	Proximity	Bicycle path, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible	Exterior access ramp		

Inclusions

Fridge, stove, dishwasher, washer & dryer.

Exclusions

Tenant's belongings

Remarks

Welcome to Le Villagia - a luxurious residence for those of ages 55+ at the entrance of the sought after Île Paton. Benefit from all the wonderful amenities and services this residence has to offer (see addendum). This beautiful 1 bedroom 1 bathroom condo with 1 storage locker awaits you. Enjoy views of the river & city of Montreal from your balcony! Possibility to rent a parking spot. Downsize without compromise!

Addendum

This condo has an open concept layout with tons of natural light. Kitchen with wood cabinetry and granite counter. Beautiful balcony with views of river & city of Montreal.

The spacious bedroom has a walk-in closet which is also adjoined to the bathroom with a bathtub and separate shower.

Separate laundry room with storage.

The building offers a multitude of services: medical services, hair salon, cafeteria, depanneur, billard room, gym, heated salt water indoor pool, spa, library, virtual golf and more. Live worry-free at this secure building!

Located within a short distance to parks, shops, highways and hospital.

The property is currently rented for \$2240/month until February 28th 2025.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-08401

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.