



Desiree Offer, Residential Real Estate Broker
IMMEUBLES DEAKIN REALTY
 Real Estate Agency
 332, Lakeshore
 Pointe-Claire (QC) H9S 4L7
<http://www.deakinrealty.ca>

514-823-6339 / 514-695-2575

desiree@deakinrealty.ca



Centris No. 23894675 (Active)



\$319,000

5300 Place Garland, apt. 605
Montréal (Côte-des-Neiges/Notre-Dame-de-Grâce)
H3X 3Y5

Region Montréal
Neighbourhood Côte-des-Neiges
Near
Body of Water

Property Type	Apartment	Year Built	1989
Style	One storey	Expected Delivery Date	
Condominium Type	Divided Share 1.29%	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (1981)
Building Type	Detached	Published to RFQ	Yes (1984-04-10)
Floor	6th floor	Special Contribution	
Total Number of Floors		Meeting Minutes	Yes (2024)
Total Number of Units		Financial Statements	Yes (2024)
Private Portion Size		Building Rules	
Plan Priv. Portion Area	808.37 sqft	Repossess./Judicial auth.	No
Building Area		Building insurance	Yes (2024)
Lot Size		Maintenance log	
Lot Area		Co-ownership insurance	
Cadastre of Private Portion	2 090 789	Contingency fund study	
Cadastre of Common Portions	2 384 834, 2 384 835	Cert. of Loc. (divided part)	Yes (2018)
Trade possible		File Number	
Zoning	Residential	Occupancy	60 days PP/PR Accepted
		Deed of Sale Signature	60 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$1,828 (2024)	Condo Fees (\$353/month)	\$4,236
Lot	\$44,100	School	\$411 (2024)	Common Exp.	
Building	\$248,200	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$292,300 (109.13%)	Total	\$2,239	Total	\$4,236

Room(s) and Additional Space(s)					
No. of Rooms	5	No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
6th floor	Living room	18.10 X 11 ft	Laminate floor		
6th floor	Kitchen	8 X 7 ft	Ceramic		
6th floor	Dining room	11.6 X 10.7 ft	Laminate floor		

6th floor	Primary bedroom	14 X 10 ft	Laminate floor
6th floor	Bedroom	10.10 X 9 ft	Laminate floor
Additional Space	Size	Cadastre/Unit number	Description of Rights
Storage space	7.9 X 3.2 ft	inside the condo	Private portion
Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	Inground
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Leased Parkg	
Heating System	Electric baseboard units	Parkg (total)	Garage (1)
Basement		Driveway	
Bathroom		Garage	Attached, Heated
Washer/Dryer (installation)	Common laundry room (Other)	Carport	
Fireplace-Stove		Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Private balcony, Fire detector (connected), Electric garage door opener, Indoor storage space	View	
Building Amenity	Bicycle storage area, Sauna, Outdoor pool, Fitness room, Elevator, Laundry room	Proximity	
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible			
Inclusions			
fridge, stove, dishwasher, curtains, rods and blinds, window AC			
Exclusions			
Remarks			
Two bedroom condo with garage and private balcony conveniently located near Metro stations and Decarie blvd . Kitchen renovated in 2018 with new ceramic floors. New flooring in the living, dining and bedrooms also replaced in 2018. Building amenities include outdoor pool, fitness room, sauna, and reception room.			
Sale with legal warranty of quality			
Seller's Declaration	Yes SD-10655		
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.			