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**Centris No.** 14125546 (Active)



**\$375,000**

**1010 Rue William, apt. 417**  
**Montréal (Le Sud-Ouest)**  
**H3C 0K8**

**Region** Montréal  
**Neighbourhood** Griffintown  
**Near** rue Ann  
**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	2012
<b>Style</b>	One storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Divided	<b>Specifications</b>	
<b>Year of Conversion</b>		<b>Declaration of co-ownership Issued</b>	Yes (2012)
<b>Building Type</b>	Detached	<b>Published to RFQ</b>	Yes (2012-05-03)
<b>Floor</b>	4th floor	<b>Special Contribution</b>	
<b>Total Number of Floors</b>	8	<b>Meeting Minutes</b>	
<b>Total Number of Units</b>		<b>Financial Statements</b>	
<b>Private Portion Size</b>		<b>Building Rules</b>	Yes
<b>Plan Priv. Portion Area</b>	484.38 sqft	<b>Repossess./Judicial auth.</b>	No
<b>Building Area</b>		<b>Building insurance</b>	
<b>Lot Size</b>		<b>Maintenance log</b>	
<b>Lot Area</b>		<b>Co-ownership insurance</b>	
<b>Cadastre of Private Portion</b>	5003386	<b>Contingency fund study</b>	
<b>Cadastre of Common Portions</b>	5003324 , 5003329 , 5004746	<b>Cert. of Loc. (divided part)</b>	Yes (2022)
<b>Trade possible</b>		<b>File Number</b>	
<b>Zoning</b>	Residential	<b>Occupancy</b>	30 days PP/PR Accepted
		<b>Deed of Sale Signature</b>	30 days PP/PR Accepted

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2024	<b>Municipal</b>	\$1,897 (2024)	<b>Condo Fees (\$256/month)</b>	\$3,072
<b>Lot</b>	\$38,200	<b>School</b>	\$223 (2024)	<b>Common Exp.</b>	
<b>Building</b>	\$253,100	<b>Infrastructure</b>		<b>Electricity</b>	\$495
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$291,300 (128.73%)	<b>Total</b>	\$2,120	<b>Total</b>	\$3,567

<b>Room(s) and Additional Space(s)</b>						
No. of Rooms	4		No. of Bedrooms (above ground + basement)	1+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information		
4	Living room	10 X 11 ft	engineered hardwood			
4	Dining room	10 X 8 ft	engineered hardwood			
4	Kitchen	10.10 X 8.9 ft	engineered hardwood			

4	Primary bedroom	13 X 8.3 ft	engineered hardwood
4	Bathroom	7.10 X 5 ft	Ceramic
<b>Additional Space</b>	<b>Size</b>	<b>Cadastre/Unit number</b>	<b>Description of Rights</b>
Balcony	8.8 X 5.4 ft		Common portion for restricted use
Storage space		71	Common portion for restricted use

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Siding</b>		<b>Pool</b>	Heated, Indoor, Inground
<b>Windows</b>		<b>Cadastre - Parkg (incl. pr</b>	
<b>Window Type</b>		<b>Cadastre - Parkg (excl. pr</b>	
<b>Energy/Heating</b>	Electricity	<b>Leased Parkg</b>	Garage (1) \$180month/place
<b>Heating System</b>	Electric baseboard units	<b>Parkg (total)</b>	
<b>Basement</b>		<b>Driveway</b>	
<b>Bathroom</b>		<b>Garage</b>	
<b>Washer/Dryer (installation)</b>	Bathroom (4th level)	<b>Carport</b>	
<b>Fireplace-Stove</b>		<b>Lot</b>	
<b>Kitchen Cabinets</b>		<b>Topography</b>	
<b>Restrictions/Permissions</b>	Short-term rentals not allowed	<b>Distinctive Features</b>	
<b>Pets</b>		<b>Water (access)</b>	
<b>Property/Unit Amenity</b>	Private balcony, Wall-mounted air conditioning, Air exchange system, Sprinklers, Indoor storage space	<b>View</b>	
<b>Building Amenity</b>	Bicycle storage area, Roof terrace, Garbage chute, Common areas, Hot tub/Spa, Sauna, Indoor pool, Outdoor pool, Indoor storage space, Fitness room, Elevator	<b>Proximity</b>	Bicycle path, Commuter train, Daycare centre, Highway, Hospital, Metro, Park, Public transportation, Réseau Express Métropolitain (REM), University
<b>Building's Distinctive Features</b>		<b>Roofing</b>	
<b>Energy efficiency</b>			
<b>Mobility impaired accessible</b>			

## Inclusions

fridge, stove, microwave, dishwasher, light fixtures, washer & dryer, window coverings, floating shelves.

## Exclusions

## Remarks

Welcome to Lowney 8 located in the heart of Griffintown. This unit is well laid out with an open floor plan, separate bedroom area, one full bathroom with laundry closet, balcony and a storage locker. This building offers rooftop terraces with two outdoor pools, BBQ/lounge area, indoor pool, hot tub/cold tub, sauna, steam room, gym and common room. Steps from grocery stores, cafes, restaurants, the canal, Notre-Dame street and public transport including the REM. Enjoy unparalleled quality of life in Griffintown!

## Sale with legal warranty of quality

**Seller's Declaration** Yes SD-11885

## 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.