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**Centris No.** 28267068 (Active)



**\$434,900**

**\$2,300/month X 12 month(s)**

**100 Rue Jean-De La Londe, apt. 106**  
**Baie-d'Urfé**  
**H9X 3H4**

**Region** Montréal  
**Neighbourhood** West  
**Near** Surrey  
**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	1991
<b>Style</b>	One storey	<b>Expected Delivery Date</b>	No
<b>Condominium Type</b>	Divided	<b>Specifications</b>	No
<b>Year of Conversion</b>		<b>Declaration of co-ownership Issued</b>	Yes (1990)
<b>Building Type</b>	Attached	<b>Published to RFQ</b>	Yes (1990-10-12)
<b>Floor</b>	1st floor (ground floor)	<b>Special Contribution</b>	
<b>Total Number of Floors</b>	3	<b>Meeting Minutes</b>	
<b>Total Number of Units</b>	23	<b>Financial Statements</b>	
<b>Private Portion Size</b>		<b>Building Rules</b>	Yes
<b>Plan Priv. Portion Area</b>	1,098 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>	1556036, 1556058	<b>Contingency fund study</b>	
<b>Cadastre of Common Portions</b>	1556038, 1556030	<b>Cert. of Loc. (divided part)</b>	Yes (2015)
<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>	2023	<b>Municipal</b>	\$1,694 (2025)	<b>Condo Fees (\$320/month)</b>	\$3,840
<b>Lot</b>	\$78,100	<b>School</b>	\$268 (2025)	<b>Common Exp.</b>	
<b>Building</b>	\$267,200	<b>Infrastructure</b>		<b>Electricity</b>	
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$345,300 (125.95%)	<b>Total</b>	\$1,962	<b>Total</b>	\$3,840

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	5	No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms	2+0
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
GF	Living room	15 X 11.3 ft	Laminate floor	Fireplace-Stove.	
GF	Dining room	10 X 11.3 ft	Laminate floor		
GF	Kitchen	10.7 X 8 ft	Ceramic		

GF	Primary bedroom	16.2 X 11 ft	Laminate floor
GF	Bedroom	12.10 X 9 ft	Laminate floor
<b>Additional Space</b>	<b>Size</b>	<b>Cadastre/Unit number</b>	<b>Description of Rights</b>
Garage	20 X 8.6 ft	1556058	Private portion
Storage space			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>	
<b>Windows</b>		<b>Cadastre - Parkg (incl. pr</b>	Garage - 1
<b>Window Type</b>		<b>Cadastre - Parkg (excl. pr</b>	
<b>Energy/Heating</b>	Electricity	<b>Leased Parkg</b>	
<b>Heating System</b>	Electric baseboard units	<b>Parkg (total)</b>	Garage (1)
<b>Basement</b>		<b>Driveway</b>	
<b>Bathroom</b>	Ensuite bathroom, Separate shower	<b>Garage</b>	Built-in
<b>Washer/Dryer (installation)</b>	Bathroom (1st level/Ground floor)	<b>Carport</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Lot</b>	
<b>Kitchen Cabinets</b>		<b>Topography</b>	
<b>Restrictions/Permissions</b>		<b>Distinctive Features</b>	
<b>Pets</b>	Cats allowed	<b>Water (access)</b>	
<b>Property/Unit Amenity</b>		<b>View</b>	
<b>Building Amenity</b>	Elevator	<b>Proximity</b>	CEGEP, Commuter train, Daycare centre, Elementary school, High school, Highway, Park, Public transportation, University
<b>Building's Distinctive Features</b>		<b>Roofing</b>	
<b>Energy efficiency</b>			
<b>Mobility impaired accessible</b>			

## Inclusions

Kitchen appliances, washer & dryer, all light fixtures & window coverings

## Exclusions

## Remarks

This bright main-floor condo has a private enclosed patio, open concept living / dining room / kitchen, two bedrooms both with walk-in closets and two full bathrooms, as well as one interior parking spot (#5) and storage. Enjoy easy living in a great location with access to shops, public transport and all of Baie D'Urfe's excellent facilities.

## Sale with legal warranty of quality

## Seller's Declaration

Yes SD-18863

## 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.