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**Centris No.** 10084118 **(Active)**



**\$443,900**

**357 Boul. Brunswick, apt. 406**  
**Pointe-Claire**  
**H9R 0C7**

**Region** Montréal  
**Neighbourhood** North  
**Near** Plymouth  
**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	2017
<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</b>	
<b>Building Type</b>	Detached		
<b>Floor</b>	4th floor		
<b>Total Number of Floors</b>		<b>Special Contribution</b>	
<b>Total Number of Units</b>		<b>Meeting Minutes</b>	
<b>Private Portion Size</b>		<b>Financial Statements</b>	
<b>Plan Priv. Portion Area</b>	685.66 sqft	<b>Building Rules</b>	
<b>Building Area</b>		<b>Reposess./Judicial auth.</b>	No
<b>Lot Size</b>		<b>Building insurance</b>	
<b>Lot Area</b>		<b>Maintenance log</b>	
<b>Cadastre of Private Portion</b>	6023204	<b>Co-ownership insurance</b>	
<b>Cadastre of Common Portions</b>	5742512, 6023180, 6023186, 6307050	<b>Contingency fund study</b>	
<b>Trade possible</b>		<b>Cert. of Loc. (divided part)</b>	No
<b>Zoning</b>	Residential	<b>File Number</b>	
		<b>Occupancy</b>	90 days PP/PR Accepted
		<b>Deed of Sale Signature</b>	90 days PP/PR Accepted

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>	<b>Expenses/Energy (annual)</b>
<b>Year</b>	2025	<b>Municipal</b>	<b>Condo Fees (\$404/month)</b>
<b>Lot</b>	\$29,600	\$2,342 (2025)	\$4,848
<b>Building</b>	\$337,900	<b>School</b>	<b>Common Exp.</b>
		\$278 (2025)	
		<b>Infrastructure</b>	
		<b>Water</b>	
			<b>Electricity</b>
			<b>Oil</b>
			<b>Gas</b>
<b>Total</b>	\$367,500 (120.79%)	<b>Total</b>	<b>Total</b>
		\$2,620	\$4,848

### Room(s) and Additional Space(s)

<b>No. of Rooms</b>		<b>4</b>	<b>No. of Bedrooms (above ground + basement)</b>	<b>1+0</b>	<b>No. of Bathrooms and Powder Rooms</b>	<b>1+0</b>
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>		
4	Living room	12 X 10.11 ft	Wood			
4	Dining room	12 X 9.11 ft	Wood			

4	Kitchen	11.5 X 8.6 ft	Ceramic	
4	Primary bedroom	10.10 X 15 ft	Wood	+ walk-in
Additional Space		Size	Cadastre/Unit number	Description of Rights
Garage				
Storage space				
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	Electric baseboard units		Parkg (total)	Garage (1)
Basement			Driveway	
Bathroom			Garage	
Washer/Dryer (installation)	Bathroom (4th level)		Carport	
Fireplace-Stove			Lot	
Kitchen Cabinets			Topography	
Restrictions/Permissions			Distinctive Features	
Pets			Water (access)	
Property/Unit Amenity	Private balcony, Wall-mounted air conditioning, Fire detector (not connected), Air exchange system, Indoor storage space		View	
Building Amenity	Indoor pool, Fitness room, Elevator		Proximity	Daycare centre, Elementary school, High school, Highway, Park, Public transportation, Réseau Express Métropolitain (REM)
Building's Distinctive Features			Roofing	
Energy efficiency				
Mobility impaired accessible				
Inclusions				
Kitchen appliances, light fixtures & window coverings.				
Exclusions				
Washer & dryer				
Remarks				
Immaculate 1 bedroom condo in the Ventura Project by Triad Construction . Conveniently located just a short walk from Fairview shops, bus depot and future REM station. This unit has been meticulously maintained by the original owner - never rented! Bright open-concept living area benefitting from southern exposure. This spacious condo features quality finishings -- quartz countertops, waterfall island, kitchen backsplash, and lovely engineered wood floors. Immense bedroom with walk-in closet. Large balcony with sunshine all day. Included with purchase is 1 garage spot and 1 storage locker. Enjoy the multitude of common areas offered.				
Sale with legal warranty of quality				
Seller's Declaration		Yes SD-19723		
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				