

Centris No. 25376077 (Active)



\$929,000

406 Rue Frédéric-Back
Sainte-Anne-de-Bellevue
H9X 0B5

Region Montréal
Neighbourhood North
Near
Body of Water

Property Type House
Style Two or more storey
Condominium Type Divided
Year of Conversion
Building Type Attached
Floor
Total Number of Floors
Total Number of Units
Private Portion Size 38.11 X 21 ft irr
Plan Priv. Portion Area 1,970 sqft
Building Area
Lot Size
Lot Area
Cadastre of Private Portion 6249461
Cadastre of Common Portions 5415730, 5415733, 5415734, 6249446
Trade possible
Zoning Residential

Year Built 2019
Expected Delivery Date
Specifications
Declaration of co-ownership
Special Contribution
Meeting Minutes Yes (2024)
Financial Statements
Building Rules
Reposess./Judicial auth. No
Building insurance
Maintenance log
Co-ownership insurance
Contingency fund study
Cert. of Loc. (divided part) Yes (2019)
File Number
Occupancy 45 days PP/PR
Accepted
Deed of Sale Signature 45 days PP/PR
Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$5,556 (2025)	Condo Fees (\$395/month)	\$4,740
Lot	\$203,300	School	\$602 (2024)	Common Exp.	
Building	\$528,000	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$731,300 (127.03%)	Total	\$6,158	Total	\$4,740

Room(s) and Additional Space(s)

No. of Rooms	11	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	17.2 X 16.4 ft	Wood		
GF	Kitchen	6.6 X 13.9 ft	Wood		

GF	Dining room	11.5 X 14.2 ft	Wood	
GF	Powder room	3.3 X 6.2 ft	Ceramic	
2	Bedroom	14 X 11 ft	Wood	Walk-in
2	Bedroom	10.7 X 10.1 ft irr	Wood	
2	Bedroom	9 X 11.4 ft	Wood	
2	Bathroom	10.3 X 7.10 ft	Ceramic	
3	Primary bedroom	13.8 X 13.4 ft	Wood	Walk-in 5'11 x 5'4
3	Bathroom	6.9 X 8.2 ft	Ceramic	
BA1	Family room	11.2 X 10.11 ft	Carpet	
Additional Space		Size	Cadastre/Unit number	Description of Rights
Patio		20.2 X 20.9 ft		Private portion
Garage		19.8 X 18.7 ft		Private portion
Balcony		16 X 8.6 ft	Mezzanine	Private portion
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		Forced air	Parkg (total)	Garage (2)
Basement		6 feet and more, Finished basement	Driveway	
Bathroom			Garage	Attached, Double width or more, Heated
Washer/Dryer (installation)		Laundry room (2nd level)	Carport	
Fireplace-Stove			Lot	
Kitchen Cabinets			Topography	
Restrictions/Permissions			Distinctive Features	
Pets			Water (access)	
Property/Unit Amenity		Private balcony, Air exchange system, Electric garage door opener, Central heat pump	View	
Building Amenity			Proximity	
Building's Distinctive Features			Roofing	
Energy efficiency				
Mobility impaired accessible				
Inclusions				
Kitchen appliances, washer & dryer, all window coverings (Sheer floor to ceiling curtains, black out blinds in all bedrooms), all light fixtures, deck storage shed, custom patio gate enclosure, patio furniture on 3rd floor (primary bedroom) deck.				
Exclusions				
Tv brackets				
Remarks				
Discover a beautifully customized home featuring a unique floor plan in a prime location in the Terra project . Facing a serene forest and set back from street noise for ultimate tranquility. The mezzanine has been converted into a private primary suite with a walk-in closet, ensuite bathroom and balcony. The second floor offers three additional bedrooms, one including a walk-in closet with built-in storage, and a spacious bathroom with double vanity, large shower, and tub. The extended laundry room adds convenience with a sink and built-in storage.				
Addendum				
On the main floor enjoy a luxury kitchen with a custom porcelain double-waterfall island and premium JennAir appliances, including an extra-tall fridge. Enhanced lighting with added pot lights throughout, including in the finished basement. A large 20x20 concrete patio completes this thoughtfully designed home. This property provides a rare blend of sophistication and tranquility.				

Sale with legal warranty of quality
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Seller's Declaration

Yes SD-23105

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.
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