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Centris No. 21225754 (Active)



\$387,000

745 1re Avenue, apt. 306
Montréal (Lachine)
H8S 0C5

Region Montréal
Neighbourhood East
Near Provost
Body of Water

Property Type	Apartment	Year Built	2021
Style	One-and-a-half-storey	Expected Delivery Date	
Condominium Type	Divided Share 2.11%	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2021)
Building Type	Semi-detached	Published to RFQ	Yes (2021-02-23)
Floor	3rd floor	Special Contribution	
Total Number of Floors	3	Meeting Minutes	
Total Number of Units	48	Financial Statements	
Private Portion Size	28.4 X 14.8 ft	Building Rules	Yes
Plan Priv. Portion Area	556.49 sqft	Reposess./Judicial auth.	No
Building Area		Building insurance	
Lot Size		Maintenance log	
Lot Area		Co-ownership insurance	
Cadastre of Private Portion	6414210	Contingency fund study	
Cadastre of Common Portions	4091390, 4187828, 4187829, 6414173	Cert. of Loc. (divided part)	Yes (2021)
Trade possible		File Number	
Zoning	Residential	Occupancy	120 days PP/PR Accepted
		Deed of Sale Signature	120 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$1,828 (2025)	Condo Fees (\$336/month)	\$4,032
Lot	\$24,300	School	\$221 (2025)	Common Exp.	
Building	\$262,700	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$287,000 (134.84%)	Total	\$2,049	Total	\$4,032

Room(s) and Additional Space(s)

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	
3	Living room	14.4 X 15.8 ft	Wood		
3	Kitchen	7.10 X 8 ft	Wood		

3	Bathroom	7.5 X 5 ft	Ceramic
3	Primary bedroom	11.9 X 13.5 ft	Wood
Additional Space	Size	Cadastre/Unit number	Description of Rights
Garage		2	Common portion for restricted use
Storage space		12	Common portion for restricted use

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)	laundry closet (3rd level)	Carport	
Fireplace-Stove		Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Private balcony, Wall-mounted air conditioning, Air exchange system, Indoor storage space	View	View of the mountain
Building Amenity	Bicycle storage area, Roof terrace, Garbage chute, Elevator	Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible			

Inclusions

Kitchen appliances including microwave, washer & dryer, all light fixtures as presently installed, ceiling fan, all window coverings as presently installed, shelving, tv stand, built in head board and closet system.

Exclusions

Remarks

Quality architectural construction from 2021 in the vibrant neighbourhood of Lachine! This beautiful top-floor loft features numerous upgrades and a private tree-lined balcony. Stunning sunset views and glimpses of the mountain from the mezzanine. Bright and airy open-concept unit with 15 ft ceilings and tasteful, modern finishings. Enjoy low-maintenance living in this newer building. One garage space and a storage locker included. Truly turnkey--offered with all appliances and accessories. Located just 10 minutes from downtown. Easy access to highways & public transit. Just a short walk from the canal, shops, cafes, restaurants & parks.

Addendum

List of builder's upgrades selected by owner:

Mezzanine railing with glass panelling

Extra storage in kitchen island

Glass kitchen backsplash

3-blade propellor ceiling fan

Unit features:

Two-storey unit with bedroom on mezzanine

15 ft ceilings in main living area

Large aluminium windows

High-end finishings

Wall mount ac and air exchanger

Private balcony

Indoor parking #2

Storage unit #12

Building features:

Rooftop terrace access

Well-maintained building

24-hour video surveillance

Neighbourhood characteristics:

10 minutes from downtown Montreal

5 minutes to Pierre Elliot Trudeau airport

Close to public transit, highway 20 & 13

Walking distance to restaurants along Lachine Canal/St-Joseph Blvd, cafés, parks, bike paths, shops & more.

*Gross living area: 625 square feet

*Signing & occupancy dates are flexible

Sale with legal warranty of quality

Seller's Declaration

Yes SD-23973

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.