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Centris No. 17969996 **(Active)**



\$649,000

2082 Av. de l'Église
Montréal (Le Sud-Ouest)
H4E 1H3

Region Montréal
Neighbourhood Côte-Saint-Paul
Near Hadley
Body of Water

Property Type	House	Year Built	1988
Style	Two or more storey	Expected Delivery Date	
Condominium Type	Divided Share 2.4099%	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (1988)
Building Type	Attached corner unit	Published to RFQ	Yes (1988-08-18)
Floor		Special Contribution	
Total Number of Floors		Meeting Minutes	Yes (2025)
Total Number of Units		Financial Statements	Yes (2024)
Private Portion Size	14.4 X 35.11 ft irr	Building Rules	
Plan Priv. Portion Area	1,005.46 sqft	Reposess./Judicial auth.	No
Building Area		Building insurance	
Lot Size		Maintenance log	
Lot Area		Co-ownership insurance	Yes (2025)
Cadastre of Private Portion	1245158, 1328836	Contingency fund study	
Cadastre of Common Portions	1245123, 1245159	Cert. of Loc. (divided part)	Yes (2018)
Trade possible		File Number	
Zoning	Residential	Occupancy	60 days PP/PR Accepted
		Deed of Sale Signature	60 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$3,006 (2025)	Condo Fees (\$308/month)	\$3,696
Lot	\$119,000	School	\$368 (2025)	Common Exp.	
Building	\$467,400	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$586,400 (110.68%)	Total	\$3,374	Total	\$3,696

Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
5		2+0		1+1	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	14.6 X 12 ft	Wood	Fireplace-Stove.	
GF	Dining room	11.6 X 8 ft	Wood		
GF	Kitchen	8 X 16 ft	Wood		

2	Primary bedroom	11.6 X 15.6 ft	Wood
2	Bedroom	12 X 12 ft	Wood
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 (2nd level)	Carport	
Fireplace-Stove	Wood fireplace	Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Private yard, Wall-mounted heat pump	View	
Building Amenity		Proximity	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation
Building's Distinctive Features	Corner unit	Roofing	Asphalt and gravel
Energy efficiency			
Mobility impaired accessible			
Inclusions			
Washer & dryer, dishwasher, fridge & stove.			
Exclusions			
Window coverings, TV & TV bracket.			
Remarks			
Unique turn-key townhouse style condo -- centrally located close to all amenities. This fully renovated 2-bedroom home features an updated kitchen and bathrooms, hardwood flooring throughout, integrated heated garage, and private back garden. Updated with quality and taste, this property combines the space and features of a small home with the convenience and lifestyle of a city condo.			
Addendum			
Pull into your private garage and walk upstairs to an open concept main floor. Spacious entry foyer and main floor powder room. Renovated kitchen with quartz counters has a seating area/bar open to dining room. Cozy living room with patio doors to a tranquil backyard -- a small oasis in the urban environment. Second floor features 2 well-appointed bedrooms, updated full bathroom with integrated laundry.			
Enjoy city living with privacy, space and convenience. Proximity to metro stations, shops and restaurants, Lachine canal, Atwater market and more.			
Sale with exclusion(s) of legal warranty : This sale is made without any legal warranty of quality from the seller; however, the buyer does not waive the legal warranties granted by previous owners and received by the seller upon purchase of the property, which are hereby assigned to the buyer.			
Seller's Declaration		Yes SD-28177	
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.