

Centris No. 19639925 (Active)

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\$325,000

1 Rue du Pacifique, apt. 303
Sainte-Anne-de-Bellevue
H9W 1C5

Region Montréal
Neighbourhood South
Near Garden City

Body of Water

Property Type	Apartment	Year Built	1919, Historic
Style	Two or more storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion	2003	Declaration of co-ownership Issued	Yes (2003)
Building Type	Attached		
Floor	3rd floor	Special Contribution	
Total Number of Floors	3	Meeting Minutes	Yes (2025)
Total Number of Units	22	Financial Statements	Yes (2025)
Private Portion Size		Building Rules	
Plan Priv. Portion Area	1,136 sqft	Reposess./Judicial auth.	No
Building Area		Building insurance	Yes (2025)
Lot Size		Maintenance log	Yes (2025)
Lot Area	1,549.03 sqft	Co-ownership insurance	
Cadastre of Private Portion	2871837	Contingency fund study	Yes (2024)
Cadastre of Common Portions	2871819	Cert. of Loc. (divided part)	No
Trade possible		File Number	
Zoning	Residential	Occupancy	33 days PP/PR Accepted
		Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$2,210 (2025)	Condo Fees (\$594/month)	\$7,128
Lot	\$75,600	School	\$218 (2025)	Common Exp.	
Building	\$225,200	Infrastructure		Electricity	\$973
		Water		Oil	
		Parking Tax	\$66 (2025)	Gas	
Total	\$300,800 (108.05%)	Total	\$2,494	Total	\$8,101

Room(s) and Additional Space(s)					
No. of Rooms		6	No. of Bedrooms (above ground + basement)		2+0
			No. of Bathrooms and Powder Rooms		1+0
Level	Room	Size	Floor Covering	Additional Information	
3	living/dining room	21.5 X 14.7 ft irr	Parquetrv		

3	Kitchen	8.6 X 8.3 ft	Tiles	Open to living/dining room
3	Primary bedroom	15 X 10.10 ft	Parquetry	
3	Walk-in closet	8 X 6 ft	Parquetry	Primary W.I.C.
3	Bedroom	11.3 X 9 ft	Parquetry	
3	Storage	9.5 X 5.6 ft	Linoleum	Fireplace-Stove.
3	Bathroom	10 X 8 ft	Tiles	Separate shower and tub
Additional Space		Size	Cadastre/Unit number	Description of Rights
Storage space		1 X 1 ft	303 (Dimensions à vérifier.)	Common portion for restricted use
Driveway		18 X 8.6 ft	2871858	Private portion

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$16)
Water Supply	Municipality	Renovations	
Siding	Brick	Pool	
Windows		Cadastre - Parkg (incl. pr	Driveway - 1
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Leased Parkg	
Heating System	Electric baseboard units	Parkg (total)	Driveway (1)
Basement		Driveway	Asphalt
Bathroom	Separate shower	Garage	
Washer/Dryer (installation)	Separate off hallway (3rd level)	Carport	
Fireplace-Stove		Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	
Pets	Pets allowed with conditions	Water (access)	
Property/Unit Amenity		View	
Building Amenity		Proximity	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM), University
Building's Distinctive Features		Roofing	Elastomeric membrane
Energy efficiency			
Mobility impaired accessible			

Inclusions

Fridge, stove, microwave, dishwasher, washer, dryer, curtain rods and blinds.

Exclusions

Rental for water heater: hydro solution: \$16/month

Addendum

Welcome to Les Jardins Harpell! Where historic charm meets modern comfort.

Rarely available and ideally located, this spacious 2-bedroom condominium offers a thoughtfully designed layout in a beautifully maintained heritage building.

The inviting open-concept living and dining area is filled with natural light and perfect for both everyday living and entertaining. The updated kitchen provides clean, timeless finishes and excellent functionality. The generous primary bedroom features a walk-in closet, while the second bedroom is ideal for guests, a home office or den.

The bathroom is well appointed with both a separate shower and a relaxing soaking tub. Additional highlights include a walk-in storage/utility room within the unit, a closed-off in-suite laundry area with separate washer and dryer, wall mount heat pump (heat and cooling) and conveniently placed light switches at hip level for ease of use. The unit also benefits from exclusive-use basement storage and a private (separate cadastral) outdoor parking space included in the price.

Les Jardins Harpell is a well-managed, financially sound condominium with comprehensive documentation, healthy contingency funds, and long-term planning in place. Residents enjoy the convenience of an elevator and the peace of mind

that comes with strong building stewardship.

Originally constructed in 1918 as the Garden City Press industrial building, this property carries rich historical significance tied to founder J.J. Harpell, and was thoughtfully converted into residential condominiums in 2003.

A rare opportunity to own a piece of history in a centrally located, character-filled building. Ask your broker for floor plans and additional historical documentation attached to the listing.

Sale with exclusion(s) of legal warranty : Sale without legal warranty of quality at the buyers own risk and peril.

Seller's Declaration

Yes SD-32823

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.