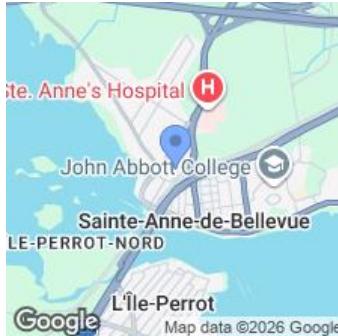


Centris No. 19639925 (Active)

[See all pictures](#)



**\$325,000**

**1 Rue du Pacifique, apt. 303**

**Sainte-Anne-de-Bellevue**

**H9W 1C5**

**Region** Montréal

**Neighbourhood** South

**Near** Garden City

**Body of Water**

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

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
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	
<b>Total</b>	\$300,800 (108.05%)	<b>Total</b>	\$2,494	<b>Total</b>	\$8,101

**Room(s) and Additional Space(s)**

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

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
<b>Additional Space</b>		<b>Size</b>	<b>Cadastre/Unit number</b>	<b>Description of Rights</b>
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

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

## 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.