

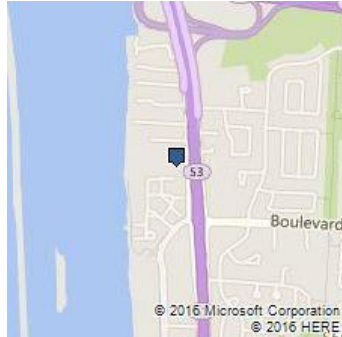


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**Centris® No. 25837789 (Active)**



**\$214,900**

**7680 Boul. Marie-Victorin, apt. 1011**  
**Brossard**  
**J4W 3L2**  
**Region** Montérégie  
**Neighbourhood** Street names (S)  
**Near**  
**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	1999
<b>Style</b>	One storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Divided	<b>Specifications</b>	
<b>Year of Conversion</b>		<b>Declaration of co-ownership</b>	
<b>Building Type</b>	Detached	<b>Published to RFQ</b>	
<b>Floor</b>	10th floor	<b>Special Contribution</b>	
<b>Total Number of Floors</b>	14	<b>Meeting Minutes</b>	Yes (2014)
<b>Total Number of Units</b>		<b>Financial Statements</b>	
<b>Private Portion Size</b>		<b>Building Rules</b>	Yes
<b>Plan Priv. Portion Area</b>	1,039 sqft	<b>Repossession</b>	
<b>Building Area</b>		<b>Trade possible</b>	
<b>Lot Size</b>		<b>Cert. of Loc. (divided part)</b>	No
<b>Lot Area</b>		<b>File Number</b>	58007 0535 12 6070
<b>Cadastre of Private Portion</b>	3156610		000 1011
<b>Cadastre of Common Portions</b>		<b>Occupancy</b>	30 days PP/PR
<b>Zoning</b>	Residential	<b>Deed of Sale Signature</b>	Accepted
			30 days PP/PR
			Accepted

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2016	<b>Municipal</b>	\$1,476 (2016)	<b>Condo Fees (\$204/month)</b>	\$2,448
<b>Lot</b>	\$26,800	<b>School</b>	\$472 (2016)	<b>Common Exp.</b>	
<b>Building</b>	\$173,700	<b>Infrastructure</b>		<b>Electricity</b>	
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$200,500	<b>Total</b>	\$1,948	<b>Total</b>	\$2,448

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	6	<b>No. of Bedrooms</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>	
10 floor	Living room	18.7 X 13 ft	Laminate floor	view down-town	
10 floor	Master bedroom	13 X 12.4 ft	Laminate floor	view down-town	
10 floor	Bedroom	10.9 X 10.5 ft	Laminate floor	view down-town	

10 floor	Kitchen	11 X 8.8 ft	Ceramic	
10 floor	Dining room	13.3 X 8.6 ft	Ceramic	
10 floor	Bathroom	12.3 X 10.6 ft	Ceramic	separate shower
<b>Additional Space</b>	<b>Size</b>	<b>Cadastre/Unit number</b>	<b>Description of Rights</b>	
Garage		3156273		

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Siding</b>		<b>Pool</b>	Inground
<b>Windows</b>		<b>Cadastre - Parking</b>	Garage - 1
<b>Window Type</b>		<b>Parking</b>	Garage (1)
<b>Energy/Heating</b>	Electricity	<b>Driveway</b>	
<b>Heating System</b>	Electric baseboard units	<b>Garage</b>	Built-in, Heated
<b>Basement</b>		<b>Carport</b>	
<b>Bathroom</b>	Ensuite bathroom, Separate shower	<b>Lot</b>	
<b>Washer/Dryer (installation)</b>	Bathroom (Other)	<b>Topography</b>	
<b>Fireplace-Stove</b>		<b>Distinctive Features</b>	
<b>Kitchen Cabinets</b>		<b>Water (access)</b>	
<b>Equipment/Services</b>	Mobility impaired accessible, Elevator(s), Wall-mounted air conditioning, Fire detector (connected), Electric garage door opener, concrete building structure	<b>View</b>	Panoramic, View of the city, View of the water, on the down-town of Montreal
<b>Building's Distinctive Features</b>		<b>Proximity</b>	Bicycle path, CEGEP, Elementary school, Golf, High school, Highway, Hospital, Metro, Park, Public transportation, University
<b>Energy efficiency</b>		<b>Roofing</b>	

## Inclusions

Dish washer machine.

## Exclusions

## Broker - Remarks

This luxury condo,1030sf, is located on the 10th floor in Les Rives du Saint-Laurent, a beautiful concrete building structures complex with panoramic views of the skyscrapers of Montreal and the St. Lawrence River. Pool, garage, training room, reception room, secure building 24h, 5min Bridge Champlain, Champlain Mall, Dix 30. Good investment!

## Seller's Declaration

Yes SD-53981

The deeds are in the seller's possession since 2013

## Source

GROUPE SUTTON-ACTUEL INC., 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.



Living room



Balcony



Hall



Family room



Water view



Bedroom



Master bedroom



Dinette



Kitchen



Dinette



Ensuite bathroom



Bathroom



Garage



Frontage



Pool



Exercise room