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Centris No. 27497755 (Active)



\$479,000

**200 Boul. Marcel-Laurin, apt. 119
 Montréal (Saint-Laurent)
 H4M 0B1**

Region Montréal

Neighbourhood Others

Near

Body of Water

Property Type	Apartment	Year Built	2022
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership	
Building Type	Detached	Special Contribution	
Floor	1st floor (ground floor)	Meeting Minutes	
Total Number of Floors		Financial Statements	
Total Number of Units		Building Rules	
Private Portion Size		Reposess./Judicial auth.	No
Plan Priv. Portion Area	631.84 sqft	Building insurance	
Building Area		Maintenance log	
Lot Size		Co-ownership insurance	
Lot Area		Contingency fund study	
Cadastre of Private Portion	6526028	Cert. of Loc. (divided part)	Yes (2022)
Cadastre of Common Portions		File Number	
Trade possible		Occupancy	10 days PP/PR Accepted
Zoning	Residential	Deed of Sale Signature	10 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year		Municipal	Not issued	Condo Fees (\$316/month)	\$3,792
Lot		School	Not issued	Common Exp.	
Building		Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	Not issued	Total	Not issued	Total	\$3,792

Room(s) and Additional Space(s)					
No. of Rooms	5		No. of Bedrooms (above ground + basement)	2+0	
			No. of Bathrooms and Powder Rooms	1+0	
Level	Room	Size	Floor Covering	Additional Information	
GF	Kitchen	11 X 7 ft			
GF	Living room	10.9 X 9.8 ft			
GF	Primary bedroom	10.3 X 9.2 ft			

GF	Bedroom	8.2 X 7.6 ft		
GF	Bathroom	9 X 6 ft		
Additional Space	Size	Cadastre/Unit number	Description of Rights	
Garage		2-070		
Storage space		K-45		

Features				
Sewage System	Municipality		Rented Equip. (monthly)	
Water Supply	Municipality		Renovations	
Siding			Pool	
Windows			Cadastre - Parkg (incl. pr	Garage - 1
Window Type			Cadastre - Parkg (excl. pr	
Energy/Heating			Leased Parkg	
Heating System	Electric baseboard units		Parkg (total)	Garage (1)
Basement			Driveway	
Bathroom			Garage	Built-in, Heated
Washer/Dryer (installation)			Carport	
Fireplace-Stove			Lot	
Kitchen Cabinets			Topography	
Restrictions/Permissions			Distinctive Features	
Pets			Water (access)	
Property/Unit Amenity	Central air conditioning, Electric garage door opener, Alarm system, Central heat pump		View	
Building Amenity	Elevator		Proximity	Bicycle path, CEGEP, Daycare centre, Elementary school, Highway, Metro, Park, Public transportation
Building's Distinctive Features			Roofing	
Energy efficiency				
Mobility impaired accessible				

Inclusions
Fridge, Stove, Dishwasher, Washing Machine, Dryer

Exclusions

Remarks
Welcome to the second phase of Cité Mid-Town! Condo with 2 bedrooms (one of which is a den/office), and 1 bathrooms with indoor parking and a locker! South-east orientation with a wall of windows that allows an abundance of natural light, very high ceilings, stainless steel appliances and a private balcony/terrace.

Addendum
Cité midtown project includes the following expansive amenities:
-Gym;
-Common room;
-Indoor playroom for kids;
-Grocery store and coffee shop on the garden level ;
-Gym and 24 hours auto-served mini grocery shop;
-Ceiling-to-floor windows;
-Central A/C;
-Intelligent access and security system;
-10-minute drive to the airport, steps from Du college metro, close to the highway, parks and the future Royalmount shopping center.

Sale with legal warranty of quality
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Seller's Declaration

Yes SD-26689

Source

LES IMMEUBLES CHARISMA 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.



Exterior



Interior



Interior



Interior



Bathroom



Hall



Bedroom



Bedroom



Kitchen



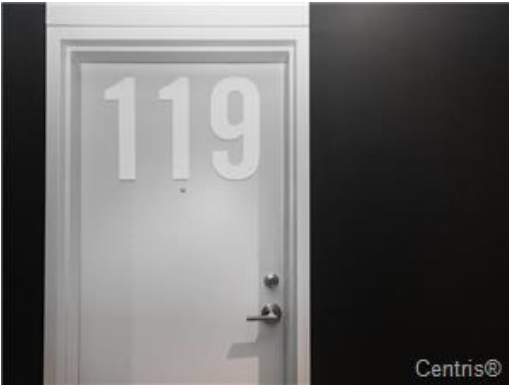
Kitchen



Living room



Living room



Interior



Back facade



Living room



Living room



Living room



Primary bedroom



Primary bedroom



Primary bedroom



Primary bedroom



Laundry room



Walk-in closet



Exterior