



**Shapoor Hoghooghi**, Residential and Commercial Real Estate Broker  
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**Centris No.** 22951836 (Active)



**\$319,000**  
**\$1,600/month X 1 year(s)**  
**7928 Ch. Kingsley, apt. 211**  
**Côte-Saint-Luc**  
**H4W 3L5**  
**Region** Montréal  
**Neighbourhood**  
**Near**  
**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	2004
<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 Issued</b>	Yes (2004)
<b>Building Type</b>	Detached	<b>Special Contribution</b>	
<b>Floor</b>	2nd floor	<b>Meeting Minutes</b>	
<b>Total Number of Floors</b>		<b>Financial Statements</b>	
<b>Total Number of Units</b>		<b>Building Rules</b>	
<b>Private Portion Size</b>	27 X 22 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Plan Priv. Portion Area</b>	620 sqft	<b>Building insurance</b>	
<b>Building Area</b>		<b>Maintenance log</b>	
<b>Lot Size</b>		<b>Co-ownership insurance</b>	
<b>Lot Area</b>		<b>Contingency fund study</b>	
<b>Cadastre of Private Portion</b>	3353701 , 3353732	<b>Cert. of Loc. (divided part)</b>	Yes (2024)
<b>Cadastre of Common Portions</b>	3353621	<b>File Number</b>	
<b>Trade possible</b>		<b>Occupancy</b>	2024-12-02
<b>Zoning</b>	Residential	<b>Deed of Sale Signature</b>	2024-12-02

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2024	<b>Municipal</b>	\$2,556 (2024)	<b>Condo Fees (\$307/month)</b>	\$3,684
<b>Lot</b>	\$30,100	<b>School</b>	\$158 (2024)	<b>Common Exp.</b>	
<b>Building</b>	\$188,400	<b>Infrastructure</b>		<b>Electricity</b>	
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$218,500 (146.00%)	<b>Total</b>	\$2,714	<b>Total</b>	\$3,684

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	4	No. of Bedrooms (above ground + basement)	1+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
2	Living room	18.2 X 11.1 ft irr	Wood		
2	Kitchen	8.5 X 8.2 ft	Ceramic		
2	Bedroom	12.6 X 10.7 ft	Wood		
2	Bathroom	11.9 X 9.7 ft irr	Ceramic		

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	Water heater - 1 (\$13)
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Siding</b>		<b>Pool</b>	Indoor
<b>Windows</b>		<b>Cadastre - Parkg (incl. pr</b>	
<b>Window Type</b>		<b>Cadastre - Parkg (excl. pr</b>	
<b>Energy/Heating</b>		<b>Leased Parkg</b>	
<b>Heating System</b>		<b>Parkg (total)</b>	Garage (1)
<b>Basement</b>		<b>Driveway</b>	
<b>Bathroom</b>		<b>Garage</b>	
<b>Washer/Dryer (installation)</b>		<b>Carport</b>	
<b>Fireplace-Stove</b>		<b>Lot</b>	
<b>Kitchen Cabinets</b>		<b>Topography</b>	
<b>Restrictions/Permissions</b>	Smoking not allowed, Short-term rentals not allowed	<b>Distinctive Features</b>	
<b>Pets</b>	Pets allowed	<b>Water (access)</b>	
<b>Property/Unit Amenity</b>		<b>View</b>	
<b>Building Amenity</b>		<b>Proximity</b>	Bicycle path, Daycare centre, Elementary school, Park, Public transportation
<b>Building's Distinctive Features</b>		<b>Roofing</b>	
<b>Energy efficiency</b>			
<b>Mobility impaired accessible</b>			

## Inclusions

Fridge , stove, dishwasher, washer , dryer, curtains and rods, bed , couch, round table

## Exclusions

## Remarks

Welcome to Château Kingsley. This charming one-bedroom, fully furnished condo in the vibrant neighborhood of Côte-Saint-Luc features hardwood floors, crown moulding, all essential appliances, indoor parking, a pool, gym, and hot tub. Just minutes away from everything the city has to offer: parks, daycares, shops, boutiques, schools, clinics and public transportation. Whether you're seeking a pied-à-terre or a smart investment, don't miss out on this exceptional opportunity.

## Addendum

Chateau Kingsley offers a dedicated lifestyle suited for anyone looking to enjoy city life with all the conveniences at your doorstep.

2 Elevators  
Fully equipped gym  
Indoor pool & hot tub  
Guest parking  
Wheelchair accessible  
Security cameras

## Sale with legal warranty of quality

## Seller's Declaration

Yes SD-11744

## Source

BLVD IMMOBILIER, 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.