



Shapoor Hoghooghi, Residential and Commercial Real Estate Broker
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Centris No. 25700211 (Active)



\$709,000

15 Av. Gendron, apt. 201
Pointe-Claire
H9R 0C5

Region Montréal
Neighbourhood Central West
Near Blvd. St. Jean
Body of Water

Property Type	Apartment	Year Built	2017
Style	One storey	Expected Delivery Date	
Condominium Type	Divided Share 2.08%	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2017)
Building Type	Detached	Special Contribution	
Floor	2nd floor	Meeting Minutes	Yes (2023)
Total Number of Floors	6	Financial Statements	Yes (2023)
Total Number of Units	53	Building Rules	Yes
Private Portion Size		Reposess./Judicial auth.	No
Plan Priv. Portion Area	1,243 sqft	Building insurance	
Building Area	11,781 sqft	Maintenance log	
Lot Size	177 X 87 ft	Co-ownership insurance	Yes (2022)
Lot Area	15,372 sqft	Contingency fund study	
Cadastre of Private Portion	6110579	Cert. of Loc. (divided part)	Yes (2017)
Cadastre of Common Portions	5242312 , 6110570	File Number	
Trade possible		Occupancy	30 days PP/PR Accepted
Zoning	Residential	Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$3,469 (2023)	Condo Fees (\$553/month)	\$6,636
Lot	\$57,800	School	\$445 (2023)	Common Exp.	
Building	\$506,300	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$564,100 (125.69%)	Total	\$3,914	Total	\$6,636

Room(s) and Additional Space(s)					
No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
6		3+0		2+0	
Level	Room	Size	Floor Covering	Additional Information	
2	Living/Dining room/Kitchen	9.7 X 18.3 ft	Wood		
2	Primary bedroom	14.2 X 11.1 ft	Wood		
2	Bedroom	11.9 X 8.4 ft	Wood		

2	Bedroom	10.1 X 9.3 ft	Wood	
2	Bathroom	8.11 X 8.8 ft	Ceramic	
2	Bathroom	8.11 X 5.11 ft	Ceramic	en-Suite
2	Walk-in closet	7.4 X 7.5 ft	Wood	
Additional Space	Size	Cadastre/Unit number	Description of Rights	
Balcony	25.5 X 5 ft			

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding	Brick	Pool	Heated, Inground
Windows	Aluminum	Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Leased Parkg	
Heating System	Electric baseboard units, Forced air	Parkg (total)	Garage (1)
Basement		Driveway	Asphalt
Bathroom	Ensuite bathroom, Separate shower	Garage	Attached, Built-in, Heated, Single width
Washer/Dryer (installation)		Carport	
Fireplace-Stove		Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	Cul-de-sac
Pets		Water (access)	
Property/Unit Amenity	Central air conditioning, Fire detector (connected), Air exchange system, Sprinklers, Central vacuum cleaner system installation, Intercom, Electric garage door opener	View	pool , park
Building Amenity	Elevator	Proximity	Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM)
Building's Distinctive Features		Roofing	
Energy efficiency	LEED		
Mobility impaired accessible	Adapted entrance		

Inclusions

Fridge,built in Stove,built in Oven, Dishwasher, Washer Dryer, Central Vacuum, built in Microwave, 3 Electric Blinds, Curtains and Rods.

Exclusions

Remarks

Introducing a captivating 3-bedroom, 2-bath corner unit condo with panoramic views of the serene park and inviting pool area. Revel in the abundance of natural light streaming through large windows that perfectly complement the high ceilings, creating an airy and spacious ambiance. Parking spot is located next to charging station.

Addendum

This contemporary residence boasts open living areas, providing a seamless flow between the living room, dining space, and a well-appointed kitchen. The thoughtful design ensures a perfect balance of form and function, ideal for both everyday living and entertaining guests.

Included is a convenient garage for secure parking and a separate storage unit to meet your organizational needs. Embracing sustainability, this condo proudly holds a LEED rating, reflecting its commitment to energy efficiency and environmental consciousness.

Elevate your lifestyle in this exceptional corner unit, where modern design meets the tranquility of nature, offering a unique blend of comfort and style.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-28493

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.