

Centris No. 11199276 (Active)



\$519,900

**7321 Rue Chouinard
Montréal (LaSalle)
H8N 3C7**

Region Montréal

Neighbourhood

Near

Body of Water

Property Type	Apartment	Year Built	1998
Style	Two or more storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (1998)
Building Type	Attached corner unit	Special Contribution	
Floor	1st floor (ground floor)	Meeting Minutes	
Total Number of Floors		Financial Statements	
Total Number of Units	6	Building Rules	
Private Portion Size		Repossess./Judicial auth.	No
Plan Priv. Portion Area	108.4 sqm	Building insurance	
Building Area		Maintenance log	
Lot Size		Co-ownership insurance	
Lot Area		Contingency fund study	
Cadastre of Private Portion	1448897	Cert. of Loc. (divided part)	Yes (2017)
Cadastre of Common Portions	1448896	File Number	
Trade possible	Yes	Occupancy	90 days PP/PR Accepted
Zoning	Residential	Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2021	Municipal	\$2,558 (2024)	Condo Fees (\$150/month)	\$1,800
Lot	\$157,600	School	\$296 (2024)	Common Exp.	
Building	\$254,800	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$412,400 (126.07%)	Total	\$2,854	Total	\$1,800

Room(s) and Additional Space(s)					
No. of Rooms	10	No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	6.33 X 4.24 m	Wood	Fireplace-Stove.	
GF	Family room	1 X 1 m irr	Wood		
GF	Hall	2 X 2.33 m	Wood		
GF	Kitchen	3.29 X 2.33 m	Ceramic		
GF	Bathroom	2.9 X 5.41 m irr	Ceramic		
GF	Bedroom	3.29 X 5.5 m	Wood		
GF	Primary bedroom	4.09 X 5.5 m	Wood		
GF	Powder room	2.99 X 2.75 m irr	Ceramic		
GF	Laundry room	1 X 1.22 m	Ceramic		

GF	Walk-in closet	1.8 X 1.5 m irr	Wood
Additional Space	Size	Cadastre/Unit number	Description of Rights
Garage	5 X 5 m	1448896	Private portion
Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	Bathroom - 2022
Siding		Pool	
Windows		Cadastre - Parkg (incl. pr	Garage - 1
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Leased Parkg	
Heating System		Parkg (total)	Garage (1)
Basement		Driveway	
Bathroom	Ensuite bathroom, Separate shower	Garage	Heated, Single width
Washer/Dryer (installation)		Carport	
Fireplace-Stove		Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Electric garage door opener	View	
Building Amenity		Proximity	Daycare centre, Elementary school, High school, Highway, Park, Public transportation
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible			
Inclusions			
Lighting fixtures and curtains of all rooms and domestic appliances, which include: stove, refrigerator, laundry machine and dryer, dish-washer, et wall-mounted air-conditioner			
Exclusions			
Home owners 's personal belongings.			
Remarks			
Welcome to beautiful 7321 Rue Chouinard, southeast facing and spacious 2 bedrooms/2 bathrooms property! It has many unique features - Great location, walkable to Carrefour Mall and Angrignon Park; schools, Metro and highways and bus- Exclusive used indoor garage as single home; small garden in front and aside of the building.- Extremely low condo fee: 150\$/month - 2 bathrooms and walk-in closet,..			
Sale with legal warranty of quality			
Seller's Declaration		Yes SD-19518	
Source			
ROX-IMMO 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.			