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**Centris No.** 14236256 (Active)



**\$499,000**

**740 32e Avenue, apt. 308**  
**Montréal (Lachine)**  
**H8T 0A4**

**Region** Montréal  
**Neighbourhood** West  
**Near**  
**Body of Water**

|                                    |   |   |                           |
|------------------------------------|---|---|---------------------------|
| <b>Property Type</b>               | Apartment                               | <b>Year Built</b>                         | 2015                      |
| <b>Style</b>                       | One storey                              | <b>Expected Delivery Date</b>             |                           |
| <b>Condominium Type</b>            | Divided <b>Share</b> 2.244%             | <b>Specifications</b>                     |                           |
| <b>Year of Conversion</b>          |   | <b>Declaration of co-ownership Issued</b> | Yes (2015)                |
| <b>Building Type</b>               | Detached                                | <b>Published to RFQ</b>                   | Yes (2015-11-26)          |
| <b>Floor</b>                       | 3rd floor                               | <b>Special Contribution</b>               |                           |
| <b>Total Number of Floors</b>      | 4                                       | <b>Meeting Minutes</b>                    |                           |
| <b>Total Number of Units</b>       | 60                                      | <b>Financial Statements</b>               |                           |
| <b>Private Portion Size</b>        |   | <b>Building Rules</b>                     |                           |
| <b>Plan Priv. Portion Area</b>     | 847.12 sqft                             | <b>Repossess./Judicial auth.</b>          | No                        |
| <b>Building Area</b>               |   | <b>Building insurance</b>                 |                           |
| <b>Lot Size</b>                    |   | <b>Maintenance log</b>                    |                           |
| <b>Lot Area</b>                    |   | <b>Co-ownership insurance</b>             |                           |
| <b>Cadastre of Private Portion</b> | 5790679                                 | <b>Contingency fund study</b>             |                           |
| <b>Cadastre of Common Portions</b> | 4779880,5650891,5650892,5650895,5790644 | <b>Cert. of Loc. (divided part)</b>       | Yes (2015)                |
| <b>Trade possible</b>              |   | <b>File Number</b>                        |                           |
| <b>Zoning</b>                      | Residential                             | <b>Occupancy</b>                          | 15 days PP/PR<br>Accepted |
|                                    |   | <b>Deed of Sale Signature</b>             | 15 days PP/PR<br>Accepted |

| <b>Municipal Assessment</b> |                     | <b>Taxes (annual)</b> |                | <b>Expenses/Energy (annual)</b> |         |
|-----------------------------|---------------------|-----------------------|----------------|---------------------------------|---------|
| <b>Year</b>                 | 2021                | <b>Municipal</b>      | \$2,366 (2023) | <b>Condo Fees (\$457/month)</b> | \$5,484 |
| <b>Lot</b>                  | \$54,800            | <b>School</b>         | \$290 (2023)   | <b>Common Exp.</b>              |         |
| <b>Building</b>             | \$343,000           | <b>Infrastructure</b> |                | <b>Electricity</b>              |         |
|                             |                     | <b>Water</b>          |                | <b>Oil</b>                      |         |
|                             |                     |                       |                | <b>Gas</b>                      |         |
| <b>Total</b>                | \$397,800 (125.44%) | <b>Total</b>          | \$2,656        | <b>Total</b>                    | \$5,484 |

| <b>Room(s) and Additional Space(s)</b> |                 |  |                       |  |     |
|--|-----------------|--|-----------------------|--|-----|
| <b>No. of Rooms</b>                    | 8               | <b>No. of Bedrooms (above ground + basement)</b> | 3+0                   | <b>No. of Bathrooms and Powder Rooms</b> | 2+0 |
| <b>Level</b>                           | <b>Room</b>     | <b>Size</b>                                      | <b>Floor Covering</b> | <b>Additional Information</b>            |     |
| 3                                      | Primary bedroom | 11.8 X 11.7 ft                                   |                       |  |     |
| 3                                      | Bedroom         | 9.3 X 8.8 ft                                     |                       |  |     |

|   |             |              |         |
|---|-------------|--------------|---------|
| 3 | Bedroom     | 9 X 8.8 ft   |         |
| 3 | Bathroom    | 11 X 4.9 ft  | Ensuite |
| 3 | Bathroom    | 8.4 X 4.9 ft |         |
| 3 | Kitchen     | 9 X 8.5 ft   |         |
| 3 | Dining room | 10.3 X 8 ft  |         |
| 3 | Living room | 11.3 X 10 ft |         |

| Additional Space | Size        | Cadastre/Unit number | Description of Rights             |
|------------------|-------------|----------------------|-----------------------------------|
| Balcony          | 15 X 5.7 ft |                      | Common portion for restricted use |

| 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 - Parkg (incl. pr</b> |   |
| <b>Window Type</b>                     |   | <b>Cadastre - Parkg (excl. pr</b> |   |
| <b>Energy/Heating</b>                  | Electricity   | <b>Leased Parkg</b>               |   |
| <b>Heating System</b>                  | Electric baseboard units  | <b>Parkg (total)</b>              | Driveway (1), 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>        |   | <b>Distinctive Features</b>       |   |
| <b>Pets</b>                            |   | <b>Water (access)</b>             |   |
| <b>Property/Unit Amenity</b>           | Wall-mounted air conditioning,<br>Air exchange system, Sprinklers | <b>View</b>                       |   |
| <b>Building Amenity</b>                | Elevator  | <b>Proximity</b>                  | Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation |
| <b>Building's Distinctive Features</b> |   | <b>Roofing</b>                    |   |
| <b>Energy efficiency</b>               |   |                                   |   |
| <b>Mobility impaired accessible</b>    |   |                                   |   |

| Inclusions  |
|---|
| Stove, microwave hood, refrigerator, dishwasher, light fixtures, window curtains and curtain rods |

| Exclusions                                |
|---|
| owner's furniture and personal belongings |

| Remarks   |
|---|
| Welcome to modern condo located Avenue 32. This project has all of the good amenities including pool, gym, and spacious common areas. The pool is surrounded by chaise lounges, barbecues. The gym is equipped with treadmills, spinning bikes and ellipticals .There is an all in weight machine and a plethora of free weights. This corner unit condo is very bright and has a large balcony .The kitchen has sleek quartz countertop, modern cabinet and stainless steel appliances. Bathrooms is completed with high quality vanities and tiles. |

| Addendum   |
|--|
| It's only 15 minutes away from the downtown and walking distance from many services, the shopping center, restaurants, shops, supermarkets, banks, parks, libraries, etc. It is also very convenient to the scenic Lachine Canal. There are two famous secondary schools in Lachine, Collège Saint-Louis (public) and Collège Sainte-Anne (private). |

| Sale with legal warranty of quality |
|-------------------------------------|
|                                     |

| Seller's Declaration | Yes SD-00983 |
|----------------------|--------------|
|                      |              |

| Source   | Notice of disclosure | Yes |
|--|----------------------|-----|
| ROX-IMMO INC., Real Estate Agency (Interest: Direct) |                      |     |

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



Hall



Living room



Kitchen



Overall view



Overall view



Dining room



Primary bedroom



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Bathroom



Bedroom



Hall



Exterior entrance



**Exercise room**



**Pool**