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Centris® No. 18966866 **(Active)**

$700,000

199 Rue de la Rotonde, apt. PH1-5
Verdun/Île-des-Soeurs (Montréal)
H3E 0C1

Region	Montréal
Neighbourhood	Île-des-Soeurs
Near	
Body of Water	Fleuve Saint-Laurent

Property Type	Apartment	**Year Built**	2012
Style	One storey	**Expected Delivery Date**	
Condominium Type	Divided	**Specifications**	
Year of Conversion		**Declaration of co-ownership**	
Building Type	Detached		
Floor	20th floor and up		
Total Number of Floors	31	**Special Contribution**	
Total Number of Units		**Meeting Minutes**	
Private Portion Size		**Financial Statements**	
Plan Priv. Portion Area	1,088 sqft	**Building Rules**	
Building Area		**Repossession**	
Lot Size		**Trade possible**	
Lot Area		**Cert. of Loc. (divided part)**	No
Cadastre of Private Portion	5147746	**File Number**	
Cadastre of Common Portions		**Occupancy**	30 days PP/PR Accepted
Zoning	Residential	**Deed of Sale Signature**	30 days PP/PR Accepted

Municipal Assessment

Year	2016
Lot	$39,000
Building	$521,000
Total	$560,000

Taxes (annual)

Municipal	$4,162 (2016)
School	$906 (2016)
Infrastructure	
Water	
Total	$5,068

Expenses/Energy (annual)

Condo Fees ($587/month)	$7,044
Common Exp.	
Electricity	
Oil	
Gas	
Total	$7,044

Room(s) and Additional Space(s)

No. of Rooms	5	**No. of Bedrooms**	2+0	**No. of Bathrooms and Powder Rooms**	2+0

Level	Room	Size	Floor Covering	Additional Information
29e étage	Hall	11.3 X 8.9 ft irr	Marble	beige & médaillon
29e étage	Living room	13.2 X 12.10 ft irr	chêne	vue panoramique
29e étage	Dining room	13.2 X 9.1 ft irr	chêne	vue panoramique
29e étage	Kitchen	11.3 X 9.4 ft irr	Ceramic	concept ouvert

29e étage	Laundry room	8.6 X 7.1 ft irr	Ceramic	avec espace de rangement
29e étage	Master bedroom	20.1 X 11.2 ft irr	chêne	vue panoramique
29e étage	Bathroom	11.2 X 10.11 ft irr	Ceramic	
29e étage	Bedroom	12.7 X 9.3 ft irr	chêne	vue panoramique
29e étage	Bathroom	9.4 X 6.8 ft	Ceramic	
29e étage	Storage	9.4 X 5.6 ft irr	chêne	

Additional Space	Size	Cadastre/Unit number	Description of Rights
Terrasse	22 X 7 ft	ceramique imitation pierre	
Garage		2 places côte à côte	

Features

Sewage System	Municipality	**Rented Equip. (monthly)**	
Water Supply	Municipality	**Renovations**	
Siding	Aluminum, Wood	**Pool**	Common spa, Heated, Indoor, Inground
Windows	Aluminum	**Cadastre - Parking**	
Window Type		**Parking**	Garage (2)
Energy/Heating	Electricity	**Driveway**	
Heating System	Electric baseboard units, Forced air	**Garage**	Double width or more, Heated
Basement		**Carport**	
Bathroom	Ensuite bathroom, Separate shower	**Lot**	Bordered by hedges, Fenced, Landscaped, Wooded
Washer/Dryer (installation)		**Topograpy**	
Fireplace-Stove		**Distinctive Features**	No rear neighbours, Street corner
Kitchen Cabinets		**Water (access)**	Access, Navigable, Waterfront
Equipment/Services		**View**	Panoramic, View of the city, View of the mountain, View of the water
Building's Distinctive Features		**Proximity**	Bicycle path, CEGEP, Cross-country skiing, Elementary school, Golf, High school, Highway, Hospital, Metro, Park, Public transportation, University
Energy efficiency	Novoclimat certification	**Roofing**	Asphalt and gravel, Elastomeric memb

Inclusions

Blinds,curtains and central vacuum included. Terrace furniture to negotiate.

Exclusions

Wall decorations

Broker - Remarks

Exceptional high quality life style for residents. Certification LEED gold, geothermical energy at low costs,comprehensive leisure et sport installations (pool, saunas, patios, gym, indoor spa). domestics pets allowed.

Addendum

2 bedrooms appartment with complete bathrooms, large outdoor patio, sunny, wind protected with breath taking and free view on the St-Lawrence river and the future Champlain bridge. South-East orientation. Within 5 minutes downtown Montreal.

2013 construction with luxurious major improvements for storage and comfort (marble entrance, full 8' doors and kitchen enlargement, 2nd interior parking). 10' high ceilings, 8' high windows, included : stores and curtain, wall bed in secondary bedroom, to be discussed for appliances, 2 indoor parking spaces, 24/7 security porters. Other pictures upon request.

Sale with legal warranty

Seller’s Declaration

Yes SD-64279

Source

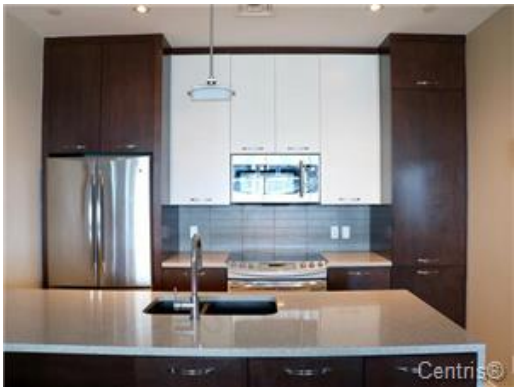
GROUPE SUTTON SUR L'ÎLE INC., Real Estate Agency

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.

Master bedroom

Living room

Overall view



Kitchen

Master bedroom

Bedroom

Hall

Ensuite bathroom

Bathroom

Balcony