



**SOLD**

**3 Rue du Pacifique, apt. 107  
Sainte-Anne-de-Bellevue  
H9X 1C5**

**Region** Montréal  
**Neighbourhood** South  
**Near** Garden City  
**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	2005
<b>Style</b>	One storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Divided	<b>Specifications</b>	
<b>Year of Conversion</b>		<b>Decl. of Condominium on File</b>	
<b>Building Type</b>	Semi-detached	<b>Special Contribution</b>	
<b>Floor</b>	1st floor (ground floor)	<b>Meeting Minutes</b>	
<b>Total Number of Floors</b>		<b>Financial Statements</b>	
<b>Total Number of Units</b>	24	<b>Building Rules</b>	
<b>Building Size</b>		<b>Repossession</b>	No
<b>Gross Living Area</b>	1,011.00 sqft	<b>Trade possible</b>	
<b>Ground Area</b>		<b>Cert. of Loc. (divided part)</b>	Yes (2005)
<b>Lot Size</b>		<b>File Number</b>	
<b>Lot Area</b>	82.66 sqm	<b>Possession Date</b>	30 days PP/PR Accepted
<b>Québec Cadastre</b>	3470561,3470576	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2007	<b>Municipal</b>	\$2,301 (2008)	<b>Condominium fees</b>	\$2,148
<b>Lot</b>	\$9,000	<b>School</b>	\$548 (2007)	<b>Common Expenses</b>	
<b>Building</b>	\$192,700	<b>Infrastructure</b>	Not issued	<b>Electricity</b>	
		<b>Water</b>	Not issued	<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$201,700	<b>Total</b>	Not issued	<b>Total</b>	\$2,148

Room(s) and Option(s)				
No. of Rooms		No. of Bedrooms		No. of Bathrooms and Powder Rooms
4		2+0		1+0
Level	Room	Size	Floor Covering	Additional Information
GF	Living room	20.5 X 14.8 ft irr	Wood	DNR
GF	Master bedroom	15.6 X 10 ft irr	Wood	
GF	Bedroom	13 X 9 ft irr		
GF	Kitchen	10.6 X 8 ft irr	Ceramic	
GF	Bathroom		Ceramic	
GF	Balcony	10 X 8 ft		

Features		
<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>

<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Siding</b>	Aluminum, Brick	<b>Pool</b>	
<b>Windows</b>		<b>Cadastre - Parking</b>	
<b>Window Type</b>		<b>Parking</b>	
<b>Energy/Heating</b>	Electricity	<b>Driveway</b>	
<b>Heating System</b>	Electric baseboard units	<b>Garage</b>	
<b>Basement</b>		<b>Carport</b>	
<b>Bathroom</b>		<b>Lot</b>	
<b>Washer/Dryer (installation)</b>		<b>Topograpy</b>	
<b>Fireplace-Stove</b>		<b>Distinctive Features</b>	Street corner
<b>Kitchen Cabinets</b>		<b>Water (access)</b>	
<b>Equipment/Services</b>	Wall-mounted air conditioning	<b>View</b>	
		<b>Proximity</b>	Highway, Public transportation, local train,McDonald campus, Highway 20 and 40

**Inclusions**

**Exclusions**

**Addendum**  
Charming corner unit condo, close to train, Highway 20.

**Seller's Declaration** Yes

**Owner**  
Medha Sarin (E)  
3 Pacifique, Rue du, apt. 107  
Sainte-Anne-de-Bellevue H9X 1C5

**Listing Agent(s) - Broker(s)**

ROYAL LEPAGE VILLAGE Chartered real estate broker 514-694-2121 village@royallepage.ca http://royallepage.ca/village	Daniel Arsenault Chartered real estate agent 514-694-2121, 514-891-9275 homes@videotron.ca
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<b>Compensation to Selling Broker</b>	3.00%	<b>Broker's Declaration</b>	No
<b>Compensation for Rental</b>		<b>Contract-Sale</b>	94250
<b>Extra Compensation for Rental</b>		<b>Contract-Rental</b>	
<b>Date of Contract Signature</b>	2008-11-15	<b>Listing on the Internet (realtor.ca/icx.ca)</b>	Yes
<b>Expiration Date</b>	2009-06-30	<b>Address on the Internet (realtor.ca/icx.ca)</b>	Yes
<b>Appointment</b>	Listing agent	<b>Last Price</b>	\$199,900
<b>Name of the person to contact</b>		<b>Original Price</b>	\$199,900
<b>Telephone for Appointment</b>			
<b>Info Selling Agent</b>			



Frontage

Centris™



Exterior

Centris™



Bedroom

Centris™



Master bedroom

Centris™



Dining room

Centris™



Kitchen

Centris™



Kitchen

Centris™



Living room

Centris™



**Bathroom**