



BLVD IMMOBILIER
Real Estate Agency
4030, boul. de la Côte-Vertu #111
Saint-laurent (QC) H4R 1V4

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Centris No. 17772356 (Active)



\$749,000

80 Rue Berlioz, apt. 1008
Montréal (Verdun/Île-des-Soeurs)
H3E 1N9

Region Montréal
Neighbourhood Île-des-Soeurs
Near
Body of Water St Lawrence River

Property Type Apartment
Style One storey
Condominium Type Divided
Year of Conversion
Building Type Detached
Floor 10th floor
Total Number of Floors 27
Total Number of Units 193
Private Portion Size
Gross Priv. Portion Area 1,215 sqft
Building Area
Lot Size
Lot Area
Cadastre of Private Portion 1864485, 1864848
Cadastre of Common Portions 1864477, 1864559
Zoning Residential

Year Built 1989
Expected Delivery Date
Specifications
Declaration of co-ownership Issued Yes (2019)
Special Contribution
Meeting Minutes Yes (2019)
Financial Statements
Building Rules
Reposess./Judicial auth. No
Trade possible
Cert. of Loc. (divided part) No
File Number
Occupancy 30 days PP/PR
Accepted
Deed of Sale Signature 30 days PP/PR
Accepted

Municipal Assessment

Year 2019
Lot \$102,700
Building \$310,300

Taxes (annual)

Municipal \$3,299 (2020)
School \$392 (2020)
Infrastructure
Water
Tax-Parking \$408 (2020)
No's 04,54:
\$364 & Locker
No. B111 \$44

Expenses/Energy (annual)

Condo Fees (\$743/month) \$8,916
Common Exp. (\$100/month) \$1,200
Parking Number 04 Fee: \$43. Parking Number 54
Fee: \$43. Locker number B111 Fee: \$14.
Electricity
Oil
Gas

Total \$413,000 **Total** \$4,099 **Total** \$10,116

Room(s) and Additional Space(s)

No. of Rooms	6	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
10	Living / Dining Room	20.6 X 17.6 ft irr	Wood		
10	Kitchen	19.2 X 7.11 ft irr	Ceramic		

10	Master bedroom	24.9 X 10.11 ft irr	Wood	
10	Bedroom	13.8 X 11.8 ft irr	Wood	
10	Bathroom	9.4 X 6.2 ft	Ceramic	Ensuite
10	Bathroom	7.11 X 6.3 ft	Ceramic	
Additional Space		Size	Cadastre/Unit number	Description of Rights
Balcony		4 X 6 ft		Private portion
Wine cellar		3 X 4 ft		Common portion for restricted use
Storage space		8 X 4.9 ft	#135	Common portion for restricted use
Storage space		11.8 X 8.2 ft	B-111	Common portion for restricted use
Garage			#04, 1863988	Common portion for restricted use
Garage			#54, 1864038	Common portion for restricted use

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding	Concrete	Pool	Heated, Indoor, Inground, Salt Water Pool
Windows	Aluminum	Cadastre - Parkg (incl. pr	Garage - 3
Window Type	Casement	Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Parkg (total)	Garage (3)
Heating System	Electric baseboard units	Driveway	
Basement		Garage	Attached, Built-in, Heated, Single width
Bathroom	Separate shower	Carport	
Washer/Dryer (installation)		Lot	Fenced, Landscaped
Fireplace-Stove		Topography	Flat
Kitchen Cabinets	Thermoplastic	Distinctive Features	
Restrictions/Permissions	Animals allowed	Water (access)	Access (River), Waterfront (River), Navigable
Equipment/Services	Mobility impaired accessible, Elevator(s), Laundry room, Central air conditioning, Sprinklers, Intercom, Furnished, Electric garage door opener, Sauna, Alarm system	View	Panoramic, View of the water
Building's Distinctive Features		Proximity	Bicycle path, Cross-country skiing, Daycare centre, Elementary school, Golf, Park, Public transportation
Energy efficiency		Roofing	Asphalt and gravel

Inclusions

All window treatments as seen. Electronic blinds in living room / dining room .Wine cellar.Humidifier. Patio table and bbq. 2 bike racks in garage - #49 . and much more See Annex G

Exclusions

Broker - Remarks

In a class of its own les Verriers V offers a sophisticated setting minutes from downtown . Lush gardens welcome you to the impressive grand entrance. Located on the 10 floor this unit offers uninterrupted water views, sunrises and sunsets. This gracious condo offers 2 bedrooms, 2 bathrooms, walk in closets, hardwood floors

Addendum

Enter into a spacious Center hall. Its unique octagon shape separates the living quarters- into private and entertaining areas. One hallway leads into a spacious open concept living room / dining with windows overlooking the private gardens & St. Lawrence River.
A sleek kitchen with onyx counter tops, walk in pantry and breakfast nook with water views.
The second hallway leads to the private quarters. Where you will find the master bedroom with walk in closet, full en-suite

and quaint sitting corner with water views.

A second bedroom / den with access to deck.

A second bath and a separate laundry room.

This condo offers outstanding amenities, 3 inside parking spaces, and 2 private lockers.

Amenities:

*Exterior salt water swimming pool - nestled in the private gardens , overlooking the river.

*Interior pool, hot tub and sauna with views onto the gardens.

*changing rooms & facilities in common areas

*Gym

*Squash court

*Golf / driving range

*3 tennis courts

*Library, Common room for entertaining -with kitchen facilities to facilitate catering services

*Separate pool table room

*Wine cellar

*Guest quarters

*Car wash station - service upon request

*24 hour security

An opportunity not to be missed. A visit is a must to fully appreciate the beautiful grounds and services this condo has to offer.

Location, Location, Location

8 Minutes to downtown by car.

Bus stops and REM station.

Sale with legal warranty

Seller's Declaration

Yes SD-24404

Source

Notice of disclosure

Yes

BLVD IMMOBILIER, 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.