

ROYAL LEPAGE VILLAGE
 Real Estate Agency
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Centris No. 11734758 (Active)



\$299,000

1593 Boul. du Souvenir, apt. 803
Laval (Laval-des-Rapides)
H7N 4Z7

Region Laval

Neighbourhood

Near

Body of Water

Property Type	Apartment	Year Built	1987
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (1987)
Building Type	Detached	Published to RFQ	Yes (1987-10-27)
Floor	1st floor (ground floor)	Special Contribution	
Total Number of Floors	3	Meeting Minutes	Yes (2024)
Total Number of Units	8	Financial Statements	
Private Portion Size		Building Rules	Yes
Plan Priv. Portion Area	791 sqft	Repossess./Judicial auth.	No
Building Area		Building insurance	
Lot Size		Maintenance log	
Lot Area		Co-ownership insurance	Yes (2025)
Cadastre of Private Portion	1167594, 1169067	Contingency fund study	
Cadastre of Common Portions		Cert. of Loc. (divided part)	Yes (2014)
Trade possible		File Number	
Zoning	Residential	Occupancy	2025-07-01
		Deed of Sale Signature	2025-06-27

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$1,812 (2025)	Condo Fees (\$160/month)	\$1,920
Lot	\$47,300	School	\$155 (2025)	Common Exp.	
Building	\$241,600	Infrastructure		Electricity	\$1,000
		Water		Oil	
				Gas	
Total	\$288,900 (103.50%)	Total	\$1,967	Total	\$2,920

Room(s) and Additional Space(s)					
No. of Rooms	6	No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	15.7 X 10.4 ft irr	Laminate floor	Fireplace-Stove.	
GF	Dining room	12.9 X 7.7 ft irr	Laminate floor		
GF	Kitchen	11.4 X 10.2 ft irr	Linoleum		
GF	Primary bedroom	13.3 X 11 ft	Laminate floor		

GF	Bedroom	13.2 X 8.4 ft irr	Laminate floor	
GF	Bathroom	11 X 7.8 ft irr	Ceramic	washer/dryer

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Leased Parkg	
Heating System	Electric baseboard units	Parkg (total)	Driveway (1)
Basement		Driveway	
Bathroom		Garage	
Washer/Dryer (installation)	Bathroom (3rd level)	Carport	
Fireplace-Stove	Wood fireplace	Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity		View	
Building Amenity		Proximity	
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible			

Inclusions

Exclusions

Remarks

This 2-bedroom condo is ideally located just steps away from Montmorency Metro and a nearby school, offering both convenience and accessibility. While it could benefit from a few updates, it holds incredible potential to become your dream home. With a little creativity, you can transform this space to your taste and enjoy all the benefits of living in this prime location. Don't miss the chance to make this condo your own!

Addendum

- Sale without legal warranty of quality, at the buyer's risk and peril
- The fireplaces are sold without any warranty with respect to their compliance with applicable regulations and insurance company requirements.
- All offers must be accompanied by an up-to-date letter of financial pre-qualification.
- The BUYER may choose the notary, but the notary must be agreeable to the SELLER.

Sale with exclusion(s) of legal warranty : Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration Yes SD-56849

Source

ROYAL LEPAGE VILLAGE, 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.



Frontage



Interior



Overall view



Living room



Living room



Overall view



Kitchen



Hall



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Balcony



Parking



Exterior