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**Centris No.** 17314638 (Active)



**\$495,000**

**2780 Av. Charlemagne, apt. 202**  
**Montréal (Mercier/Hochelaga-Maisonneuve)**  
**H1W 4A3**

**Region** Montréal  
**Neighbourhood** Hochelaga-Maisonneuve  
**Near**  
**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	2017
<b>Style</b>	One storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Divided	<b>Specifications</b>	
<b>Year of Conversion</b>		<b>Declaration of co-ownership Issued</b>	Yes (2017)
<b>Building Type</b>	Attached	<b>Published to RFQ</b>	Yes (2017-11-28)
<b>Floor</b>	2nd floor	<b>Special Contribution</b>	
<b>Total Number of Floors</b>	3	<b>Meeting Minutes</b>	
<b>Total Number of Units</b>	8	<b>Financial Statements</b>	
<b>Private Portion Size</b>		<b>Building Rules</b>	
<b>Plan Priv. Portion Area</b>	811.6 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>	6131718	<b>Contingency fund study</b>	
<b>Cadastre of Common Portions</b>	6131712	<b>Cert. of Loc. (divided part)</b>	Yes (2017)
<b>Trade possible</b>		<b>File Number</b>	
<b>Zoning</b>	Residential	<b>Occupancy</b>	15 days PP/PR Accepted
		<b>Deed of Sale Signature</b>	15 days PP/PR Accepted

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2023	<b>Municipal</b>	\$2,254 (2024)	<b>Condo Fees (\$236/month)</b>	\$2,832
<b>Lot</b>	\$65,700	<b>School</b>	\$263 (2024)	<b>Common Exp.</b>	
<b>Building</b>	\$283,500	<b>Infrastructure</b>		<b>Electricity</b>	
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$349,200 (141.75%)	<b>Total</b>	\$2,517	<b>Total</b>	\$2,832

<b>Room(s) and Additional Space(s)</b>				
<b>No. of Rooms</b>	<b>No. of Bedrooms (above ground + basement)</b>		<b>No. of Bathrooms and Powder Rooms</b>	
7	3+0		2+0	
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>
GF	Living room	10.9 X 10 ft	Wood	
GF	Dining room	10.9 X 4.6 ft	Wood	
GF	Kitchen	10.4 X 6.6 ft	Ceramic	

GF	Bedroom	14.2 X 10.1 ft	Wood
GF	Bedroom	9.8 X 9.4 ft	Wood
GF	Bedroom	12.9 X 7.9 ft	Wood
GF	Bathroom	7.9 X 7 ft	Ceramic
GF	Bathroom	6.1 X 4.9 ft	Ceramic
<b>Additional Space</b>	<b>Size</b>	<b>Cadastre/Unit number</b>	<b>Description of Rights</b>
Balcony	9.6 X 4.5 ft		
Balcony	10.9 X 6 ft		
Storage space	6 X 2.1 ft		

<b>Features</b>			
<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Siding</b>		<b>Pool</b>	
<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>	
<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, Air exchange system, Intercom	<b>View</b>	
<b>Building Amenity</b>		<b>Proximity</b>	Bicycle path, CEGEP, Daycare centre, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation, Botanical Garden
<b>Building's Distinctive Features</b>		<b>Roofing</b>	
<b>Energy efficiency</b>			
<b>Mobility impaired accessible</b>			

<b>Inclusions</b>
Light fixtures, rods and curtain, hot water tank, refrigerator, stove, dishwasher, washer and dryer

<b>Exclusions</b>
owner's furniture and personal belongings

<b>Remarks</b>
This condo is quiet , bright and has 3 bedrooms ,2 modern bathrooms ,two large balcony,1 storage spaces. The kitchen has sleek quartz countertop, modern cabinet and stainless steel appliances. Only 4 minutes walk from Metro Pie-lx, very close to the Olympic Stadium, Botanical Garden and the Montreal Biodome.

<b>Addendum</b>
Beautiful finishes! Big 2 Balcony! Modern condo built in 2017,located in the Botanik project, only 4 minutes walk from Metro Pie-lx, very close to the Olympic Stadium, Botanical Garden and the Montreal Biodome.

<b>Sale with legal warranty of quality</b>
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<b>Seller's Declaration</b>	Yes SD-47045
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<b>Source</b>	<b>Notice of disclosure</b>	Yes
ROX-IMMO INC., Real Estate Agency (Interest: Direct)		

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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



Living room



Living room



Living room



Dining room



Kitchen



Kitchen



Primary bedroom



Primary bedroom



Bathroom



Bedroom



Bedroom



Bathroom



Bedroom



Bedroom



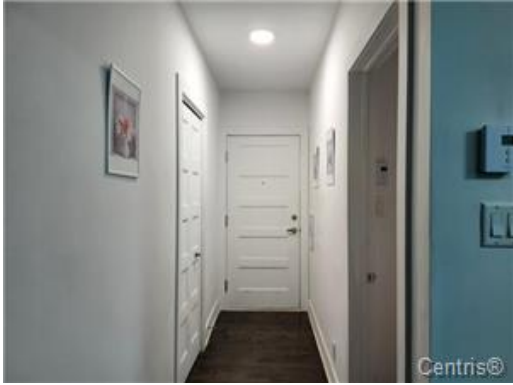
Balcony



Balcony



Laundry room



Hall