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Centris No. 18402689 (Active)



\$1,068,000

151 Rue de la Rotonde, apt. 2505
Montréal (Verdun/Île-des-Soeurs)
H3E 0E1

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

| | | | |
|------------------------------------|------------------------------|---|------------------|
| Property Type | Apartment | Year Built | 2019 |
| Style | Two or more storey | Expected Delivery Date | |
| Condominium Type | Divided Share 0.2954% | Specifications | |
| Year of Conversion | | Declaration of co-ownership Issued | Yes (2019) |
| Building Type | Attached | Published to RFQ | Yes (2019-11-05) |
| Floor | 20th floor and up | Special Contribution | No |
| Total Number of Floors | 38 | Meeting Minutes | No |
| Total Number of Units | | Financial Statements | |
| Private Portion Size | | Building Rules | |
| Plan Priv. Portion Area | 89.09 sqm | Reposess./Judicial auth. | No |
| Building Area | | Building insurance | |
| Lot Size | | Maintenance log | Yes (2024) |
| Lot Area | | Co-ownership insurance | Yes (2024) |
| Cadastre of Private Portion | 6297487,6297185 | Contingency fund study | |
| Cadastre of Common Portions | 6297197,6296903 | Cert. of Loc. (divided part) | Yes (2019) |
| Trade possible | | File Number | |
| Zoning | Residential | Occupancy | 2025-05-01 |
| | | Deed of Sale Signature | 2025-03-05 |

| Municipal Assessment | | Taxes (annual) | | Expenses/Energy (annual) | |
|-----------------------------|---------------------|-----------------------|----------------|---------------------------------|---------|
| Year | 2021 | Municipal | \$4,257 (2024) | Condo Fees (\$493/month) | \$5,916 |
| Lot | \$53,900 | School | \$542 (2024) | Common Exp. | |
| Building | \$622,700 | Infrastructure | | Electricity | |
| | | Water | | Oil | |
| | | | | Gas | |
| Total | \$676,600 (157.85%) | Total | \$4,799 | Total | \$5,916 |

| Room(s) and Additional Space(s) | | | | | |
|--|-----------------|--|----------------|--|--|
| No. of Rooms | | No. of Bedrooms (above ground + basement) | | No. of Bathrooms and Powder Rooms | |
| 6 | | 2+0 | | 2+0 | |
| Level | Room | Size | Floor Covering | Additional Information | |
| 25 | Living room | 3.81 X 4.27 m | Wood | | |
| 25 | Dining room | 2.59 X 4.27 m | Wood | | |
| 25 | Kitchen | 3.56 X 2.59 m | Wood | | |
| 25th | Primary bedroom | 3.81 X 3.15 m | Wood | | |

| | | | |
|-------------------------|---------------|-----------------------------|-----------------------------------|
| 25 | Bedroom | 2.9 X 3.25 m | Ceramic |
| 25 | Bathroom | 2.57 X 1.65 m | Ceramic |
| Additional Space | Size | Cadastre/Unit number | Description of Rights |
| Balcony | 3.05 X 2.13 m | 6297185 | Private portion |
| Garage | | SS1-1082# | Private portion |
| Storage space | 3.05 X 2.13 m | SS1-1004# | Common portion for restricted use |

Features

| | | | |
|--|--|-----------------------------------|--|
| Sewage System | Municipality | Rented Equip. (monthly) | |
| Water Supply | Municipality | Renovations | |
| Siding | | Pool | Indoor, Inground |
| Windows | | Cadastre - Parkg (incl. pr | Garage - 1 |
| Window Type | | Cadastre - Parkg (excl. pr | |
| Energy/Heating | Electricity | Leased Parkg | |
| Heating System | Forced air | Parkg (total) | Garage (1) |
| Basement | | Driveway | |
| Bathroom | | Garage | Built-in |
| Washer/Dryer (installation) | | Carport | |
| Fireplace-Stove | | Lot | |
| Kitchen Cabinets | | Topography | |
| Restrictions/Permissions | | Distinctive Features | |
| Pets | | Water (access) | Access (Fleuve (river)), Waterfront (Fleuve (river)) |
| Property/Unit Amenity | Private balcony, Central air conditioning, Air exchange system, Sprinklers, Intercom, Partially furnished, Electric garage door opener, Indoor storage space, Alarm system | View | Panoramic, View of the city, View of the mountain, View of the water |
| Building Amenity | Visitor parking, Balcony/terrace, Garbage chute, Common areas, Indoor pool, Outdoor pool, Indoor storage space, Fitness room, Elevator | Proximity | Bicycle path, Highway, Park, Public transportation, Réseau Express Métropolitain (REM) |
| Building's Distinctive Features | Corner unit | Roofing | |
| Energy efficiency | LEED | | |
| Mobility impaired accessible | | | |

Inclusions

Home appliances: Refrigerator, oven and stove, dryer and washer, Microwave. Blinds of all floor-to-ceiling windows; Blinds and blackouts of both bedrooms; Screen door installed at external side of the balcony door Indoor garage in level of Basement 1 Indoor locker in level of Basement 1

Exclusions

Furnitures and personal belongings.

Remarks

Welcome to 2505-Evolox! This 2 bedrooms w 2 bathrooms corner condo offers your 4 seasons affluent sunshine, panorama view from River, bridge to Royal mount, modern and spacious living room, unbeatable 25th floor view from each bedroom window, as well as indoor and outdoor swimming pools, costless-community room, caring and responsible administration service, especially, Leed certified energy-saving building system. With REM putting into operation, together with Highway and public transportation, this location provides easy and quick connection to downtown while remains in garden-like peaceful environment.

Addendum

Evolox provides exceptional facilities:

- Indoor and outdoor (Summer) swimming pool,
- Steam bath and Sauna
- Well equipped gym
- Cinema room

- Social room with Kitchen, dining and lounge
- Geothermal system provides heating needed in winter, air-conditioning energy needed in summer and hot water for the whole year, so as to save in electricity bill for the each owner
- Building is certified with Leed certificate

Sale with legal warranty of quality

Seller's Declaration

Yes SD-13192

Source

ROX-IMMO 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.