



Kazem Partow Tehrani, Residential and Commercial Real Estate Broker
GROUPE SUTTON SUR L'ÎLE INC.
 Real Estate Agency
 38, pl. du Commerce #280
 Verdun (QC) H3E 1T8
<http://www.suttonquebec.com>

514-971-7407 / 514-769-7010
 Fax : 514-769-7030
 ktehrani63@gmail.com



Centris No. 24699755 (Active)



\$1,228,000

200 Rue André-Prévost, apt. 2408
Montréal (Verdun/Île-des-Soeurs)
H3E 0E5

Region Montréal
Neighbourhood Île-des-Soeurs
Near Poine-sud
Body of Water Saint-Laurent

Property Type	Apartment	Year Built	2021
Style	One storey	Expected Delivery Date	
Condominium Type	Divided Share 0.507%	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2021)
Building Type	Detached	Published to RFQ	Yes (2021-05-28)
Floor	20th floor and up	Special Contribution	
Total Number of Floors	32	Meeting Minutes	
Total Number of Units	240	Financial Statements	
Private Portion Size		Building Rules	Yes
Plan Priv. Portion Area	125.1 sqm	Reposess./Judicial auth.	No
Building Area		Building insurance	
Lot Size		Maintenance log	
Lot Area		Co-ownership insurance	
Cadastre of Private Portion	6 381 019	Contingency fund study	
Cadastre of Common Portions	6 187 494 - 6 380 840	Cert. of Loc. (divided part)	Yes (2021)
Trade possible		File Number	
Zoning	Residential	Occupancy	2023-09-01
		Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$6,575 (2023)	Condo Fees (\$621/month)	\$7,449
Lot	\$136,600	School	\$729 (2023)	Common Exp.	
Building	\$947,000	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$1,083,600	Total	\$7,304	Total	\$7,449

Room(s) and Additional Space(s)					
No. of Rooms	13	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
24th	Living room	4.11 X 3.38 m	Wood		
24th	Dining room	3.51 X 2.92 m	Wood		
24th	Kitchen	2.44 X 5.41 m	Wood		

24th	Bedroom	3.61 X 3.25 m	Wood	East orientation
24th	Hall	5.08 X 2.26 m	Wood	
24th	Hall	3.76 X 1.07 m	Wood	
24th	Bathroom	2.97 X 1.47 m	Ceramic	
24th	Primary bedroom	5.99 X 3.18 m	Wood	South orientation
24th	Bathroom	2.69 X 1.91 m	Ceramic	
24th	Bedroom	4.57 X 3.07 m	Wood	South Orientation
24th	Bathroom	2.97 X 1.47 m	Ceramic	
24th	Powder room	1.85 X 1.02 m	Ceramic	
24th	Laundry room	2.39 X 1.6 m	Wood	
Additional Space	Size	Cadastre/Unit number	Description of Rights	
Balcony	6.76 X 1.83 m		Common portion for restricted use	
Garage	5.49 X 2.9 m	6 380 840	Private portion	
Storage space			Common portion for restricted use	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	Heated, Indoor, Inground
Windows		Cadastre - Parkg (incl. pr	Garage - 1
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Parkg (total)	Garage (1)
Heating System	Electric baseboard units	Driveway	
Basement		Garage	Heated
Bathroom	Ensuite bathroom, Jacuzzi bathtub	Carport	
Washer/Dryer (installation)		Lot	
Fireplace-Stove		Topography	
Kitchen Cabinets	Melamine	Distinctive Features	
Restrictions/Permissions		Water (access)	
Equipment/Services	Elevator(s), Central air conditioning, Air exchange system, Sprinklers, Intercom, Electric garage door opener, Sauna, Alarm system	View	Panoramic, View of the water
Building's Distinctive Features		Proximity	Bicycle path, Daycare centre, Elementary school, Highway, Park, Public transportation, Réseau Express Métropolitain (REM)
Energy efficiency		Roofing	
Mobility impaired accessible			

Inclusions

Refrigerator, Stove, Dishwasher, Microwave, Washer , Dryer, Curtains in 3 bedrooms and the living room.

Exclusions

Addendum

Prestigious condo situated on the 24th floor of contemporary, POP-Symphonia, with breathtaking panoramic views on the east, facing Jacques-cartier bridge, enjoying the international fireworks, to the south viewing the spectacular, St-Lawrence river.

Features 3 bedrooms in which 2 of them with water views and the other facing the the golf area, 2 bathrooms, heated floors, 1 powder room.

**Swimming pool indoor and outdoor, Sauna

**Reception room with kitchen

**A complete exercise room

**9 foot ceiling
**Parking for your gusts
**Central air conditioning, hot water included in the condo fee
**Garbage and recycle chut on your floor
**Indoor garage : SS2-2046
**Locker : SS2-62
**24/7 Doorman

Sale with legal warranty

Seller's Declaration Yes SD-20354

Source

GROUPE SUTTON SUR L'ÎLE 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.