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**Centris No.** 15897006 (Active)



**\$585,000**

**200 Rue Berlioz, apt. 303**  
**Montréal (Verdun/Île-des-Soeurs)**  
**H3E 1L7**

**Region** Montréal  
**Neighbourhood** Île-des-Soeurs  
**Near** Boul. Ile-des-soeurs  
**Body of Water** Saint-Laurent

<b>Property Type</b>	Apartment	<b>Year Built</b>	1984
<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>	Detached	<b>Published to RFQ</b>	Yes (2017-11-17)
<b>Floor</b>	3rd floor	<b>Special Contribution</b>	Yes
<b>Total Number of Floors</b>	8	<b>Meeting Minutes</b>	
<b>Total Number of Units</b>	62	<b>Financial Statements</b>	
<b>Private Portion Size</b>		<b>Building Rules</b>	
<b>Plan Priv. Portion Area</b>	93.3 sqm	<b>Reposess./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>	1 862 559, 1 862 497	<b>Contingency fund study</b>	
<b>Cadastre of Common Portions</b>	1 862 480. 1 862 488	<b>Cert. of Loc. (divided part)</b>	Yes (2022)
<b>Trade possible</b>		<b>File Number</b>	
<b>Zoning</b>	Residential	<b>Occupancy</b>	30 days PP/PR Accepted
		<b>Deed of Sale Signature</b>	30 days PP/PR Accepted

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2023	<b>Municipal</b>	\$2,138 (2023)	<b>Condo Fees (\$532/month)</b>	\$6,384
<b>Lot</b>	\$138,900	<b>School</b>	\$235 (2023)	<b>Common Exp.</b>	
<b>Building</b>	\$233,500	<b>Infrastructure</b>		<b>Electricity</b>	
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$372,400	<b>Total</b>	\$2,373	<b>Total</b>	\$6,384

### Room(s) and Additional Space(s)

No. of Rooms	10	No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
3	Living room	6.35 X 3.61 m	Wood		
3	Dining room	3 X 2.44 m	Wood		
3	Kitchen	4.27 X 2.41 m	Ceramic		

3	Primary bedroom	7.06 X 3.33 m	Wood
3	Bedroom	4.52 X 2.72 m	Wood
3	Bathroom	3.1 X 1.78 m	Ceramic
3	Powder room	1.37 X 1.47 m	Ceramic
3	Hall	2.69 X 1.02 m	Wood
3	Storage	1.68 X 1.24 m	Wood
3	Walk-in closet	1.73 X 1.57 m	Wood

Additional Space	Size	Cadastre/Unit number	Description of Rights
Garage	6.05 X 2.9 m	1 862 559	Private portion
Balcony	5.13 X 3.28 m		Common portion for restricted use
Storage space	1.98 X 0.91 m		Common portion for restricted use

Features			
<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Siding</b>	Brick	<b>Pool</b>	Heated, Inground
<b>Windows</b>	Aluminum	<b>Cadastre - Parkg (incl. pr</b>	Garage - 1
<b>Window Type</b>		<b>Cadastre - Parkg (excl. pr</b>	
<b>Energy/Heating</b>	Electricity	<b>Parkg (total)</b>	Garage (1)
<b>Heating System</b>	Electric baseboard units	<b>Driveway</b>	
<b>Basement</b>		<b>Garage</b>	Heated, Single width
<b>Bathroom</b>	Ensuite powder room, Separate shower	<b>Carport</b>	
<b>Washer/Dryer (installation)</b>		<b>Lot</b>	Landscaped
<b>Fireplace-Stove</b>		<b>Topography</b>	Flat
<b>Kitchen Cabinets</b>	Melamine	<b>Distinctive Features</b>	
<b>Restrictions/Permissions</b>		<b>Water (access)</b>	
<b>Equipment/Services</b>		<b>View</b>	
<b>Building's Distinctive Features</b>		<b>Proximity</b>	Bicycle path, Daycare centre, Elementary school, Golf, Highway, Public transportation, Réseau Express Métropolitain (REM)
<b>Energy efficiency</b>		<b>Roofing</b>	
<b>Mobility impaired accessible</b>			

**Inclusions**  
Refrigerator, Dishwasher, Microwave, Stove, Hood, Washer, Dryer, Bathroom heater with towel rack, built-in TV cabinet, 2 wall through air conditioners. All the appliances are brand new bought and installed in 2023 and sold without guarantee.

**Exclusions**

**Broker - Remarks**  
Beautiful corner unit, sitting on 1004 sqf / 93.3 m2, very bright, thanks to 2 sides windows raying through natural lights, very modern, renovated entirely in 2023 with high-end materials open concept living room, a modern kitchen with lots of spacious kitchen cabinets, counter tops in Quartz, the bathroom equipped with a modern wall hung toilet, a wall mounted heater with towel rack and a separate shower. The bright Master bedroom is in an excellent size, ensuite powder room, again with a wall hung toilet and a built-in walk-in closet. The second bedroom is also bright and in a good size and has a built-in closet.

**Addendum**  
Welcome to this bright gorgeous unit, in addition to have a garage level storage, there is a sizable built-in storage in the unit, modern bathroom and powder room Lights fixture are installed on the ceiling every where. This unit is located in a very quiet building, lots of improvements have been done during the past years, the unit is close to all amenities.

\*\*The hot water is included in the condo fee.  
\*\*New machines installed in the GYM  
\*\*Outdoor visitor parking  
\*\*Outdoor heated in-ground swimming pool in salt system.  
\*\*A workshop for minor carpentry jobs

\*\*A carwash space in the garage  
\*\* Concierge live-in 24/7  
\*\*Close to all amenities such as, Provigo, IGA, Pharmacies, banks and so on  
\*\*Close to the future REM station  
\*\*Bus stops # 168, # 12 ( 1 minute ) # 178  
\*\* Easy access to highways; 15 north and south # 20 east and west  
\*\* Parking space # 15 and storage # 32

**Sale with legal warranty**

**Seller's Declaration**

Yes SD-50051

**Source**

**Notice of disclosure**

Yes

GROUPE SUTTON SUR L'ÎLE INC., Real Estate Agency (Interest: Indirect)

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.