



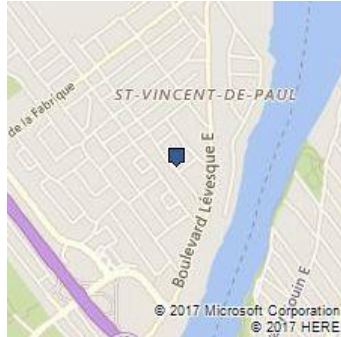
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**Centris® No. 28906553 (Active)**



**\$2,000/month**

**906 Av. Champagnat, apt. 105**  
**Saint-Vincent-de-Paul (Laval)**  
**H7C 1Z5**

**Region** Laval

**Neighbourhood**

**Near**

**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	1990
<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</b>	
<b>Building Type</b>			
<b>Floor</b>	2nd floor	<b>Special Contribution</b>	
<b>Total Number of Floors</b>	2	<b>Meeting Minutes</b>	
<b>Total Number of Units</b>	5	<b>Financial Statements</b>	
<b>Private Portion Size</b>		<b>Building Rules</b>	
<b>Gross Priv. Portion Area</b>	990 sqft	<b>Repossession</b>	
<b>Building Area</b>		<b>Trade possible</b>	
<b>Lot Size</b>		<b>Cert. of Loc. (divided part)</b>	
<b>Lot Area</b>		<b>File Number</b>	
<b>Cadastre of Private Portion</b>		<b>Occupancy</b>	2017-02-25
<b>Cadastre of Common Portions</b>		<b>Deed of Sale Signature</b>	
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>	<b>Taxes (annual)</b>	<b>Expenses/Energy (annual)</b>
<b>Year</b>	<b>Municipal</b>	<b>Condo Fees</b>
<b>Lot</b>	<b>School</b>	<b>Common Exp.</b>
<b>Building</b>	<b>Infrastructure</b>	<b>Electricity</b>
	<b>Water</b>	<b>Oil</b>
		<b>Gas</b>
<b>Total</b>	<b>Total</b>	<b>Total</b>

<b>Room(s) and Additional Space(s)</b>				
<b>No. of Rooms</b>		<b>No. of Bedrooms</b>		<b>No. of Bathrooms and Powder Rooms</b>
7		2+0		1+0
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>
2	Kitchen	8.9 X 9 ft	Ceramic	
2	Dining room	8 X 12.5 ft	Wood	
2	Living room	12.7 X 20 ft	Wood	
2	Master bedroom	11 X 15.1 ft	Wood	
2	Bedroom	8.11 X 15.2 ft	Wood	
2	Bathroom	7.6 X 8.8 ft	Ceramic	

2	Laundry room	5.7 X 10 ft	Wood
<b>Additional Space</b>	<b>Size</b>	<b>Cadastre/Unit number</b>	<b>Description of Rights</b>
Shed	7.8 X 5 ft		Common portion for restricted use
Garage	3.7 X 3.7 ft		Private portion

### Features

<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 - Parking</b>	
<b>Window Type</b>		<b>Parking</b>	Driveway (1), Garage (1)
<b>Energy/Heating</b>		<b>Driveway</b>	
<b>Heating System</b>	Electric baseboard units	<b>Garage</b>	Heated
<b>Basement</b>		<b>Carport</b>	
<b>Bathroom</b>		<b>Lot</b>	
<b>Washer/Dryer (installation)</b>		<b>Topograpy</b>	
<b>Fireplace-Stove</b>		<b>Distinctive Features</b>	
<b>Kitchen Cabinets</b>		<b>Water (access)</b>	
<b>Equipment/Services</b>		<b>View</b>	
<b>Building's Distinctive Features</b>		<b>Proximity</b>	Bicycle path, Commuter train
<b>Energy efficiency</b>		<b>Roofing</b>	

### Inclusions

2 parking spaces (heated garage and exterior)

### Exclusions

The following services will be added for 350\$/month : electricity, heating, hot water, internet, phone, cable, building maintenance and landscaping and snow removal of the parking.

### Broker - Remarks

Credit check or proof of income to the satisfaction of the lessor required. Proof of \$2,000,000 liability insurance for the duration of the lease mandatory before occupancy. The lessee is responsible to have the property professionally cleaned at the end of the lease. Mandatory refundable security deposit. Minimum three (3) months rental period.

### Addendum

Beautiful fully furnished condo for rent in Laval in the Saint-Vincent de Paul area.

Completely renovated in 2012, you will be immediately taken back by its decoration, it open space and bright light.

In addition to its two (2) balconies, outdoor parking and garage space, this charming unit comes with a large master bedroom, an office that is convertible into a second bedroom, a full bathroom with bath and separate shower and a laundry room.

You will also find an open concept kitchen, living and dining room.

Located on the 2nd floor of a 5 unit building it offers you the tranquility and serenity you need . Including a storage (shed) your belongings will be safely stored.

For nature lovers, a bicycle is made available to you so you may enjoy biking along a 1 km route by the river.

A few minutes from PIE IX bridge and highways 25, 440 and with its easy access to metro station by public transport. Near all services such as : Nature of Laval Centre, Cosmodome, Cinemas, Le Vieux Four restaurant, Carrefour Laval shopping center, bike path along the river.

3 months minimal rental. For rentals shorter than 6 months, the rent will be increased by 10%.

No smoking - No pets

### Seller's Declaration

No

**Source**

SOTHEBY'S INTERNATIONAL REALTY QUÉBEC, Real Estate Agency