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**Centris® No. 20556275 (Active)**



**\$399,900**

**3591 Boul. Gouin E., apt. 1104**  
**Montréal-Nord (Montréal)**  
**H1H 5V7**

**Region** Montréal

**Neighbourhood**

**Near**

**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	1992
<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>	Semi-detached	<b>Special Contribution</b>	
<b>Floor</b>	11th floor	<b>Meeting Minutes</b>	
<b>Total Number of Floors</b>	16	<b>Financial Statements</b>	
<b>Total Number of Units</b>	86	<b>Building Rules</b>	
<b>Private Portion Size</b>		<b>Repossession</b>	
<b>Plan Priv. Portion Area</b>	1,125 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc. (divided part)</b>	Yes (2014)
<b>Lot Size</b>		<b>File Number</b>	
<b>Lot Area</b>		<b>Occupancy</b>	45 days PP/PR
<b>Cadastre of Private Portion</b>	1172822, 1172906	<b>Deed of Sale Signature</b>	Accepted
<b>Cadastre of Common Portions</b>			40 days PP/PR
<b>Zoning</b>	Residential		Accepted

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2016	<b>Municipal</b>	\$3,095 (2015)	<b>Condo Fees (\$295/month)</b>	\$3,540
<b>Lot</b>	\$25,100	<b>School</b>	\$582 (2015)	<b>Common Exp.</b>	
<b>Building</b>	\$294,700	<b>Infrastructure</b>		<b>Electricity</b>	
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$319,800	<b>Total</b>	\$3,677	<b>Total</b>	\$3,540

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	5	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
11th floor	Living room	16 X 20 ft irr	Wood		
11th floor	Dining room	6 X 10 ft irr	Wood	Wall of windows	
11th floor	Kitchen	8 X 13 ft irr	Ceramic		
11th floor	Dinette	5 X 8 ft irr	Ceramic		

11th floor	Master bedroom	11 X 18 ft irr	Wood
11th floor	Bathroom	5 X 8 ft irr	Ceramic
11th floor	Bedroom	10 X 12 ft irr	Wood
11th floor	Bathroom	5 X 8 ft irr	Ceramic
11th floor	Hall	7 X 9 ft irr	Ceramic
11th floor	Storage	4 X 7 ft irr	Wood
<b>Additional Space</b>	<b>Size</b>	<b>Cadastre/Unit number</b>	<b>Description of Rights</b>
Garage	9 X 18 ft	1172906 (No. A-9)	Private portion

### Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Siding</b>	Brick, Stone	<b>Pool</b>	Heated, Indoor
<b>Windows</b>	Aluminum	<b>Cadastre - Parking</b>	Garage - 1
<b>Window Type</b>		<b>Parking</b>	Garage (1)
<b>Energy/Heating</b>	Electricity	<b>Driveway</b>	
<b>Heating System</b>	Electric baseboard units	<b>Garage</b>	Built-in
<b>Basement</b>		<b>Carport</b>	
<b>Bathroom</b>	Ensuite bathroom	<b>Lot</b>	Landscaped
<b>Washer/Dryer (installation)</b>	11th floor (Other)	<b>Topography</b>	Flat
<b>Fireplace-Stove</b>		<b>Distinctive Features</b>	
<b>Kitchen Cabinets</b>	Custom	<b>Water (access)</b>	
<b>Equipment/Services</b>	Elevator(s), Central air conditioning, Air exchange system, Intercom, Electric garage door opener, Sauna, Central heat pump	<b>View</b>	Panoramic, View of the city, View of the water
<b>Building's Distinctive Features</b>		<b>Proximity</b>	Bicycle path, Cross-country skiing, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation
<b>Energy efficiency</b>		<b>Roofing</b>	

### Inclusions

Light fixtures on the ceiling, washer, dryer, dishwasher and Turin stove hood

### Exclusions

### Broker - Remarks

Service and rental contracts for water heater and heat pump

### Addendum

This magnificent condo was fully renovated with taste and using high quality finishes in 2014.

Open concept living room, dining room and kitchen offers a 180 degree view thanks to its walls of windows. The modern kitchen offers much storage, granit countertops, elegant finishes and an island overlooking the living and dining area.

On the other side of the condo are two (2) bedrooms and two (2) bathrooms, one being an en-suite.

You will enjoy the hotel-like services such as concierge, fast elevators, interior parking, reception hall, indoor heated swimming pool, a gym and an outside terrace close to the river. You will also enjoy the tranquillity, an interphone system, a superior quality acoustic insulation and exterior parking spaces for your guests.

The Rive Gouin Phase 1 complex is close to the city in a quiet neighborhood close to the river, close to the Visitation park and alongside the Ahuntsic area.

Close by are:  
- Schools

- Visitation park
- Bike path on the side of the river
- Walking trails
- Public transit (in front of the building)
- Shops
- Super market
- St-François golf course

Renovations 2014 :

- Floors
- Plumbing/fittings
- Kitchen
- Bathrooms (2)
- Wall between living room and kitchen removed

**Sale with legal warranty**

**Seller's Declaration**

Yes SD-21946

**Source**

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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.