



Sophie Desrosiers, on behalf of:

Victoria Marinacci, Real Estate Broker
SOTHEBY'S INTERNATIONAL REALTY QUÉBEC
 Real Estate Broker
 1430, Sherbrooke O.
 Montréal (QC) H3G 1K4
<http://www.genestmarinacci.com>

514-400-0280 / 438-828-3428
 Office : 514-287-7434
vmarinacci@sothebysrealty.ca

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 INTERNATIONAL REALTY

Centris® No. 28108479 **(Active)**



\$229,000

116 Rue Turgeon, apt. 400
Sainte-Thérèse
J7E 3H9

Region Laurentides

Neighbourhood Central (Old)

Near

Body of Water

Property Type	Apartment	Year Built	2012
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership	
Building Type		Issued	Yes (2012)
Floor	4th floor	Special Contribution	
Total Number of Floors	4	Meeting Minutes	
Total Number of Units	49	Financial Statements	
Private Portion Size		Building Rules	
Plan Priv. Portion Area	748 sqft	Repossession	
Building Area		Trade possible	
Lot Size		Cert. of Loc. (divided part)	Yes (2012)
Lot Area		File Number	
Cadastre of Private Portion	5012823	Occupancy	15 days PP/PR
Cadastre of Common Portions	5012782		Accepted
Zoning	Residential	Deed of Sale Signature	15 days PP/PR
			Accepted

Municipal Assessment

Year 2017
Lot \$13,600
Building \$196,800

Taxes (annual)

Municipal \$2,132 (2017)
School \$546 (2016)
Infrastructure
Water

Expenses/Energy (annual)

Condo Fees (\$1/month) \$12
Common Exp.
Electricity
Oil
Gas

Total \$210,400 **Total** \$2,678 **Total** \$12

Room(s) and Additional Space(s)

No. of Rooms	5	No. of Bedrooms	1+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
4	Kitchen	9.8 X 6 ft irr	Ceramic		
4	Dining room	9 X 12.2 ft irr	Wood		
4	Living room	9 X 15.11 ft irr	Wood		
4	Bedroom	14.4 X 11 ft irr	Wood		

4	Bathroom	7.10 X 9 ft irr	Ceramic
Additional Space	Size	Cadastre/Unit number	Description of Rights
Garage	3.3 X 3.3 ft	No. 24	Private portion
Storage space	3.3 X 3.3 ft	No. 6	Private portion
Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	
Windows		Cadastre - Parking	
Window Type		Parking	Driveway (1), Garage (1)
Energy/Heating		Driveway	Asphalt
Heating System		Garage	Heated
Basement		Carport	
Bathroom	Separate shower	Lot	
Washer/Dryer (installation)	In the unit (4th level)	Topograpy	
Fireplace-Stove		Distinctive Features	
Kitchen Cabinets		Water (access)	
Equipment/Services		View	
Building's Distinctive Features		Proximity	CEGEP, Commuter train, Elementary school, Golf, High school, Highway
Energy efficiency		Roofing	
Inclusions			
Window coverings, ceiling light fixtures, washer, dryer			
Exclusions			
Broker - Remarks			
*** Condo fees to be confirmed ***			
Addendum			
<p>This superb corner property is located on the top floor. This penthouse is walking distance to the Ste-Therese train station allowing you to get to downtown Montreal quickly. You can buy tickets for the train and bus at this train station .</p> <p>This unit also has large windows making the space very bright and the finishes are of high quality.</p> <p>The construction of this building is made entirelyly of concrete which is great for soundproofing.</p> <p>This property also offers a closed bedroom and an office area was installed in the open concept kitchen , dining and living room.</p> <p>You have access to the common rooftop terrace where long chairs , dining tables and a hot tub are made available for the occupants. You will certainly enjoy this terrace in summer .</p> <p>In addition, two parking spaces are included: one indoor and one outdoor. A storage space is also included.</p> <p>Near by you can find shopping centers, grocery stores and specialized market near by. The Lionel-Groulx college is also close. Club de golf Rosemère is less than 10 minutes away by car.</p> <p>Highways 640 and 15 are quickly accessible and will greatly facilitate your commute.</p>			
Sale with legal warranty			
Seller's Declaration		Yes SD-83489	

Source

SOTHEBY'S INTERNATIONAL REALTY QUÉBEC, Real Estate Agency
GROUPE SUTTON EXCELLENCE 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.