



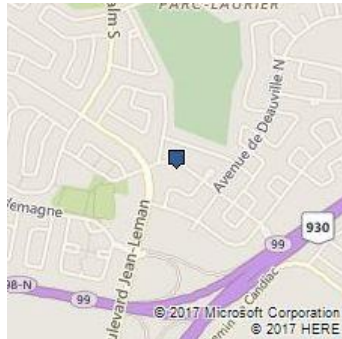
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Centris® No. 9473253 (Active)



\$189,000

29 Av. du Dauphiné
Candiac
J5R 6V3

Region Montérégie

Neighbourhood

Near

Body of Water

Property Type	Apartment	Year Built	2005
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2005)
Building Type		Special Contribution	
Floor	2nd floor	Meeting Minutes	
Total Number of Floors	3	Financial Statements	
Total Number of Units	6	Building Rules	
Private Portion Size		Repossession	
Plan Priv. Portion Area	882.64 sqft	Trade possible	
Building Area		Cert. of Loc. (divided part)	Yes (2008)
Lot Size		File Number	
Lot Area		Occupancy	30 days PP/PR Accepted
Cadastre of Private Portion	3473234	Deed of Sale Signature	30 days PP/PR Accepted
Cadastre of Common Portions			
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2016	Municipal	\$1,888 (2017)	Condo Fees (\$95/month)	\$1,140
Lot		School	\$521 (2016)	Common Exp.	
Building	\$184,400	Infrastructure		Electricity	\$870
		Water		Oil	
				Gas	
Total	\$184,400	Total	\$2,409	Total	\$2,010

Room(s) and Additional Space(s)					
No. of Rooms	5	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
2	Kitchen	10.2 X 8 ft irr	Linoleum		
2	Dining room	11.9 X 7 ft irr	Laminate floor		
2	Living room	15.4 X 13.3 ft irr	Laminate floor		
2	Master bedroom	12.6 X 11.7 ft irr	Laminate floor		

2	Bedroom	10.8 X 9.5 ft irr	Laminate floor
2	Bathroom	9.8 X 5.6 ft irr	Ceramic

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding	Brick	Pool	
Windows	PVC	Cadastre - Parking	
Window Type	Casement, Sliding	Parking	Driveway (1), Garage (1)
Energy/Heating	Electricity	Driveway	
Heating System	Electric baseboard units	Garage	Heated
Basement		Carport	
Bathroom	Separate shower	Lot	
Washer/Dryer (installation)		Topography	
Fireplace-Stove		Distinctive Features	
Kitchen Cabinets		Water (access)	
Equipment/Services	Wall-mounted air conditioning, Air exchange system, Electric garage door opener	View	
Building's Distinctive Features		Proximity	Bicycle path, Commuter train, Elementary school, Golf, High school, Highway, Park, Public transportation
Energy efficiency		Roofing	Asphalt shingles

Inclusions

Fridge, dishwasher, stove, washer and dryer, curtains and rods.

Exclusions

Addendum

This condo is on the second floor of a six units building.

The kitchen is modern and fonctionnal and the open concept kitchen, dining and living room make the space very bright.

The bathroom as a separate glass shower and tub.

The master bedroom offers you a walk in closet.

There is a possibility to purchase the furniture for a negociable amount.

A private balcony is accessible from one of the bedrooms .

Private storage in a shed and two (2) parking spaces (1 in a heated garage + 1 outdoors)

Sale with legal warranty

Seller's Declaration

Yes SD-83329

Source

SOTHEBY'S INTERNATIONAL REALTY QUÉBEC, 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.