

Centris No. 13593654 (Sold in 32 days)

[See all pictures](#)



\$438,000

**2905 Boul. de la Côte-Vertu, apt. 107
Montréal (Saint-Laurent)**

H4R 2L4

Region Montréal
Neighbourhood Saint-Laurent West
Near Hocquart

Body of Water

Property Type	Apartment	Year Built	1988
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership	
Building Type	Detached	Special Contribution	
Floor	1st floor (ground floor)	Meeting Minutes	Yes (2024)
Total Number of Floors	7	Financial Statements	Yes (2024)
Total Number of Units	56	Building Rules	Yes
Private Portion Size		Reposess./Judicial auth.	No
Plan Priv. Portion Area	1,330.42 sqft	Building insurance	Yes (2025)
Price per square foot	\$329/sqft	Maintenance log	
Building Area		Co-ownership insurance	Yes (2024)
Lot Size		Contingency fund study	
Lot Area		Cert. of Loc. (divided part)	Yes (2025)
Cadastre of Private Portion	1161491 et 1161587	File Number	
Cadastre of Common Portions	1161485, 1161493 et 1161502	Occupancy	10 days PP/PR Accepted
Trade possible		Deed of Sale Signature	10 days PP/PR Accepted
Zoning	Residential	Date PP Accepted	2025-10-14
		Date of Conditions Fulfilled	2025-10-24

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$2,408 (2025)	Condo Fees (\$400/month)	\$4,800
Lot	\$104,300	School	\$289 (2025)	Common Exp.	
Building	\$289,400	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$393,700 (111.25%)	Total	\$2,697	Total	\$4,800

Room(s) and Additional Space(s)					
No. of Rooms	6	No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Hall	10.9 X 6.8 ft	Wood		
GF	Living room	22.11 X 12.5 ft	Wood		
GF	Dining room	13.9 X 11.5 ft	Wood		
GF	Kitchen	12.9 X 10.10 ft	Ceramic		
GF	Bedroom	17.5 X 12.10 ft	Wood		
GF	Bedroom	13.5 X 11 ft	Wood		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	Inground
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating		Leased Parkg	
Heating System		Parkg (total)	Garage (46)
Basement		Driveway	
Bathroom		Garage	Built-in, Heated, Single width, Tandem
Washer/Dryer (installation)		Carport	
Fireplace-Stove		Lot	
Kitchen Cabinets	Melamine	Topography	
Restrictions/Permissions		Distinctive Features	
Pets	Pets allowed	Water (access)	
Property/Unit Amenity		View	
Building Amenity		Proximity	Bicycle path, CEGEP, Daycare centre, Elementary school, Highway, Metro, Park, Public transportation
Building's Distinctive Features		Roofing	Asphalt and gravel
Energy efficiency			
Mobility impaired accessible			

Inclusions

Lampe et toutes forme d'éclairage, stores pour fenêtres, ouvre-porte de garage, réfrigérateur, cuisinière, laveuse, sècheuse et table en granit assortie aux comptoirs en granit.

Exclusions

Remarks

Great Opportunity. Spacious 2-bedroom, 2-bath condo at Villa Princesse I, steps from Place Vertu Mall. The primary suite includes an ensuite bath and walk-in closet. Elegant hardwood floors create a warm, inviting feel. Enjoy the in-ground pool in this well-managed building. A second indoor garage space is available for \$30,000 (thirty thousand dollars)

Sale with legal warranty of quality

Seller's Declaration

Yes SD-28065

Owner

Ivan Dario Cardona (E)
2905 Côte-Vertu, Boul. de la
Montréal (Saint-Laurent) H4R 2L4

Representative

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.

Listing Broker(s)

RE/MAX ROYAL (JORDAN) INC.
 Real Estate Agency
 514-694-0840
 kirkland@royal-jordan.com

Paola Benaim
 Residential and Commercial Real Estate Broker
 514-991-4350, 514-694-0840
 paolabenaim@gmail.com
<https://www.paolabenaim.com/>

Selling Broker(s)

RE/MAX ACTION
 Real Estate Agency
 514-364-3222
 info@remax-action.ca

Brahma Melaram
 Certified Residential and Commercial Real Estate Broker
 514-244-8806, 514-364-3222
 brahma.melaram@remax-quebec.com

Compensation sharing

Sale 2%
 Rental

Lease renewal compensation
 Other information

Date of Contract Signature 2025-09-22
Expiration Date 2026-03-31
Appointment Info 24-hour minimum notice

Name of the person to contact
Telephone for Appointment
Info Selling Broker

Broker's Declaration

Contract-Sale No
Contract-Rental 27062

Listing on the Internet Yes

Last Price \$458,000
Previous Price
Original Price \$458,000



Exterior entrance



Hall



Living room



Dining room



Dining room



Kitchen



Dinette



Laundry room



Bathroom



Bedroom



Bedroom



Walk-in closet



Bathroom



Balcony



Pool



Backyard



Parking



Frontage