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**Centris No.** 25630228 (Active)

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**\$470,000**

**2905 Boul. de la Côte-Vertu, apt. 502  
 Montréal (Saint-Laurent)**

**H4R 2L4**

**Region** Montréal  
**Neighbourhood** Saint-Laurent West  
**Near** Hocquart

**Body of Water**

|                                    |                           |                                     |                           |
|------------------------------------|---------------------------|-------------------------------------|---------------------------|
| <b>Property Type</b>               | Apartment                 | <b>Year Built</b>                   | 1988                      |
| <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>                       | 5th floor                 | <b>Special Contribution</b>         |                           |
| <b>Total Number of Floors</b>      | 7                         | <b>Meeting Minutes</b>              | Yes (2024)                |
| <b>Total Number of Units</b>       | 56                        | <b>Financial Statements</b>         | Yes (2024)                |
| <b>Private Portion Size</b>        |                           | <b>Building Rules</b>               | Yes                       |
| <b>Plan Priv. Portion Area</b>     | 1,336.88 sqft             | <b>Repossess./Judicial auth.</b>    | No                        |
| <b>Building Area</b>               |                           | <b>Building insurance</b>           | Yes (2025)                |
| <b>Lot Size</b>                    |                           | <b>Maintenance log</b>              |                           |
| <b>Lot Area</b>                    |                           | <b>Co-ownership insurance</b>       | Yes (2025)                |
| <b>Cadastre of Private Portion</b> | 1161520, 1161585          | <b>Contingency fund study</b>       | Yes (2025)                |
| <b>Cadastre of Common Portions</b> | 1161485, 1161493, 1161502 | <b>Cert. of Loc. (divided part)</b> | Yes (2025)                |
| <b>Trade possible</b>              |                           | <b>File Number</b>                  |                           |
| <b>Zoning</b>                      | Residential               | <b>Occupancy</b>                    | 10 days PP/PR<br>Accepted |
|                                    |                           | <b>Deed of Sale Signature</b>       | 10 days PP/PR<br>Accepted |

| <b>Municipal Assessment</b> |                     | <b>Taxes (annual)</b> |                | <b>Expenses/Energy (annual)</b> |         |
|-----------------------------|---------------------|-----------------------|----------------|---------------------------------|---------|
| <b>Year</b>                 | 2025                | <b>Municipal</b>      | \$2,807 (2025) | <b>Condo Fees</b> (\$345/month) | \$4,140 |
| <b>Lot</b>                  | \$93,600            | <b>School</b>         | \$342 (2025)   | <b>Common Exp.</b> (\$18/month) | \$216   |
| <b>Building</b>             | \$337,800           | <b>Infrastructure</b> |                | hydro solution                  |         |
|                             |                     | <b>Water</b>          |                |                                 |         |
|                             |                     |                       |                | <b>Electricity</b>              |         |
|                             |                     |                       |                | <b>Oil</b>                      |         |
|                             |                     |                       |                | <b>Gas</b>                      |         |
| <b>Total</b>                | \$431,400 (108.95%) | <b>Total</b>          | \$3,149        | <b>Total</b>                    | \$4,356 |

| <b>Room(s) and Additional Space(s)</b> |             |  |                       |  |     |
|--|-------------|--|-----------------------|--|-----|
| <b>No. of Rooms</b>                    | 6           | <b>No. of Bedrooms (above ground + basement)</b> | 2+0                   | <b>No. of Bathrooms and Powder Rooms</b> | 2+0 |
| <b>Level</b>                           | <b>Room</b> | <b>Size</b>                                      | <b>Floor Covering</b> | <b>Additional Information</b>            |     |

|                         |                 |                             |                              |
|-------------------------|-----------------|-----------------------------|------------------------------|
| 5                       | Hall            | 10.11 X 6.6 ft              | Laminate floor               |
| 5                       | Kitchen         | 10.11 X 10.8 ft             | Ceramic                      |
| 5                       | Living room     | 23.4 X 12.9 ft irr          | Laminate floor               |
| 5                       | Dining room     | 13.6 X 10.9 ft irr          | Laminate floor               |
| 5                       | Bedroom         | 16.8 X 12.8 ft              | Laminate floor               |
| 5                       | Bedroom         | 13.4 X 11 ft                | Laminate floor               |
| <b>Additional Space</b> | <b>Size</b>     | <b>Cadastre/Unit number</b> | <b>Description of Rights</b> |
| Balcony                 | 19 X 7.4 ft irr | 1161520                     | Private portion              |
| Garage                  | 9 X 20 ft irr   | 1161585                     | 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>                       | Heated, Inground   |
| <b>Windows</b>                         |   | <b>Cadastre - Parkg (incl. pr</b> | Garage - 1   |
| <b>Window Type</b>                     |   | <b>Cadastre - Parkg (excl. pr</b> |  |
| <b>Energy/Heating</b>                  |   | <b>Leased Parkg</b>               |  |
| <b>Heating System</b>                  |   | <b>Parkg (total)</b>              | Garage (1)   |
| <b>Basement</b>                        |   | <b>Driveway</b>                   |  |
| <b>Bathroom</b>                        |   | <b>Garage</b>                     |  |
| <b>Washer/Dryer (installation)</b>     |   | <b>Carpport</b>                   |  |
| <b>Fireplace-Stove</b>                 |   | <b>Lot</b>                        |  |
| <b>Kitchen Cabinets</b>                | Melamine  | <b>Topography</b>                 |  |
| <b>Restrictions/Permissions</b>        |   | <b>Distinctive Features</b>       |  |
| <b>Pets</b>                            |   | <b>Water (access)</b>             |  |
| <b>Property/Unit Amenity</b>           | Private balcony, Central air conditioning, Private yard, Fire detector (connected), Intercom, Electric garage door opener, Indoor storage space | <b>View</b>                       |  |
| <b>Building Amenity</b>                | Visitor parking, Yard, Garbage chute, Common areas, Outdoor pool, Fitness room, Elevator  | <b>Proximity</b>                  | CEGEP, Daycare centre, Elementary school, High school, Highway, Metro, Park, Public transportation |
| <b>Building's Distinctive Features</b> | Corner unit   | <b>Roofing</b>                    |  |
| <b>Energy efficiency</b>               |   |                                   |  |
| <b>Mobility impaired accessible</b>    |   |                                   |  |

## Inclusions

refrigerator, stove, dishwasher , washer and dryer

## Exclusions

## Remarks

Spacious 2-bed, 2-bath condo with large windows and abundant natural light in the heart of VSLaurent. The master suite features a walk-in closet and an en-suite bathroom with a comfortable shower. The spacious kitchen can accommodate a good size kitchen table. Condo offers a large private balcony. Over 1,340 square feet of net living space, this property also includes one indoor parking space and a large private storage locker. Located near commercial arteries, IKEA, Place Vertu shopping center, supermarkets, and public transport, this condo combines comfort and amenities in an ideal living environment. Schedule a viewing today!

## Addendum

Welcome to Villa Princesse 1

Condo unit 502 is a bright, clean and spacious turnkey 2-bedroom, 2- bathroom condo in prime Ville Saint - Laurent west offering over 1300 square feet of a well thought out layout. Featuring an open living and dining area, a large primary bedroom with an ensuite and walk-in closet, separate laundry room and much more, this is your chance to own a move-in ready condo in a sound, concrete reputable building.

Renovations/Updates;

2025 Entire condo Professionally painted

2025 New floating floors

2025 New kitchen counter, kitchen sink and faucet

2025 New electric baseboards

2025 New Thermostats

Great Location:

Prime location on Boulevard Cote-Vertu, offering easy access to public transit, highways 15,40,520 and hwy 13 major roads.

Close to shopping centers Place vertu, restaurants, schools, parks, and other amenities

Quiet and safe neighborhood, with excellent walkability

Less than 20 minutes to downtown montreal

Cote Vertu Metro Station

Guzzo Mega-Plex Spheretech Cinema

Less than 15 minutes to the new RoyalMount Mall

Place Vertu Mall walking distance

Arena Raymond Bourque

Marcel Laurin Park

Boise Library

**Sale with legal warranty of quality**

**Seller's Declaration**

Yes SD-26116

**Source**

**Notice of disclosure**

Yes

RE/MAX ROYAL (JORDAN) INC., Real Estate Agency (Interest: Direct)

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.