



Ze Min Yi, Certified Real Estate Broker
IMMO PRESTIGE INTERNATIONAL INC.
 Real Estate Agency
 759, Square Victoria #303
 Montréal (QC) H2Y 2J7

514-865-3838

info@immoprestige.ca

Centris® No. 24360749 (Active)



\$419,000

1200 Ch. du Golf, apt. 702
Verdun/Île-des-Soeurs (Montréal)
H3E 1P5

Region Montréal
Neighbourhood Île-des-Soeurs
Near
Body of Water Fleuve St-Laurent

Property Type Apartment
Style One storey
Condominium Type Divided
Year of Conversion
Building Type Detached
Floor 7th floor
Total Number of Floors 15
Total Number of Units 7
Private Portion Size
Plan Priv. Portion Area 100.8 sqm
Building Area
Lot Size
Lot Area
Cadastre of Private Portion 2192146
Cadastre of Common Portions

Year Built 1989
Expected Delivery Date
Specifications
Declaration of co-ownership

Special Contribution
Meeting Minutes
Financial Statements
Building Rules
Repossess./Judicial auth. No
Trade possible
Cert. of Loc. (divided part) Yes (2008)
File Number
Occupancy 10 days PP/PR
 Accepted
Deed of Sale Signature 10 days PP/PR
 Accepted

Zoning

Municipal Assessment

Year 2017
Lot \$82,600
Building \$272,500

Taxes (annual)

Municipal \$3,182 (2017)
School \$680 (2017)
Infrastructure
Water

Expenses/Energy (annual)

Condo Fees (\$650/month) \$7,800
Common Exp.

Electricity
Oil
Gas

Total \$355,100

Total \$3,862

Total \$7,800

Room(s) and Additional Space(s)

No. of Rooms	5	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
7e niveau	Living room	4.27 X 4.27 m	Wood		
7e niveau	Dining room	3.35 X 3.66 m	Wood		
7e niveau	Kitchen	2.74 X 2.44 m	Ceramic		
7e niveau	Bedroom	3.35 X 4.57 m	Wood		

7e niveau	Master bedroom	4.27 X 4.8 m	Wood
Additional Space	Size	Cadastre/Unit number	Description of Rights
Storage space		SS2-72	Private portion
1 Espace de stationnement		SS2-B23	Private portion
Terrasse			Private portion
Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding	Concrete	Pool	Common spa, Heated, Inground
Windows		Cadastre - Parking	
Window Type		Parking	Garage (1)
Energy/Heating	Electricity	Driveway	
Heating System	Electric baseboard units	Garage	Single width
Basement		Carport	
Bathroom		Lot	Landscaped
Washer/Dryer (installation)		Topography	
Fireplace-Stove		Distinctive Features	
Kitchen Cabinets		Water (access)	Waterfront
Equipment/Services		View	Panoramic, View of the city, View of the water
Building's Distinctive Features		Proximity	Bicycle path, Golf, Park, Public transportation
Energy efficiency		Roofing	
Inclusions			
Cuisinière, frigidaire, lave-vaisselle, laveuse, sécheuse et stores			
Exclusions			
Addendum			
<p>Luxurious condo located in a quiet area on Nun's Island. A refined design, noble materials and a high-end finish. Panoramic windows give you a spectacular view of the city, the lake and the mountains. Every morning, you feel like waking up in the forest with the songs of the birds. Your good humor every day starts here. All rooms are covered by hardwood flooring. Outdoor pool renovated in 2017. The garage, storage, gym, spa and sauna were renovated in 2016. This condo is located to the entrance of Nuns' Island, about 15 minutes from downtown, its excellent location allows you to facilitate your daily transport and at the same time to admire nature. Its exceptional service becomes a guarantee of your comforts in this spectacular building. Do not miss the chance to live in this beautiful condo.</p>			
Sale with legal warranty			
Seller's Declaration	Yes SD-47232		
Source			
IMMO PRESTIGE INTERNATIONAL 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.			



Overall view



Hall



Hall



Living room



Living room



Kitchen



Dining room



Dining room



Kitchen



Kitchen



Master bedroom



Master bedroom



Bathroom



Bedroom



Bathroom



Playroom



Exercise room



Common room



Hot tub



View



Wooded area



Pool



Balcony