

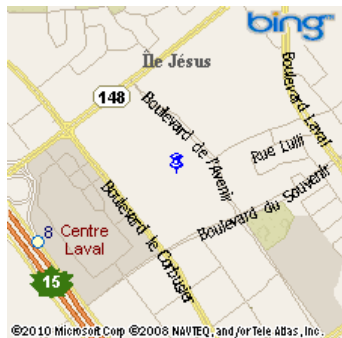


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**MLS® No. 8284094 (Active)**



**\$299,000**

**1925 Rue Émile-Martineau, apt. 411**  
**Laval-des-Rapides (Laval)**  
**H7N 0B2**

**Region** Laval  
**Neighbourhood**  
**Near** Le Corbusier  
**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	2008
<b>Style</b>	Two or more storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Divided	<b>Specifications</b>	No
<b>Year of Conversion</b>		<b>Decl. of Condominium on File</b>	Yes
<b>Building Type</b>	Detached	<b>Special Contribution</b>	
<b>Floor</b>		<b>Meeting Minutes</b>	No
<b>Total Number of Floors</b>		<b>Financial Statements</b>	No
<b>Total Number of Units</b>		<b>Building Rules</b>	No
<b>Building Size</b>		<b>Repossession</b>	No
<b>Net Living Area</b>	1,230.00 sqft	<b>Trade possible</b>	
<b>Ground Area</b>		<b>Cert. of Loc. (divided part)</b>	Yes (2009)
<b>Lot Size</b>		<b>File Number</b>	
<b>Lot Area</b>		<b>Possession Date</b>	1 days PP/PR Accepted
<b>Québec Cadastre</b>	4 245 179, 4 245 111	<b>Deed of Sale Signature</b>	1 days PP/PR Accepted
<b>Zoning</b>			

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2009	<b>Municipal</b>	\$2,684 (2010)	<b>Condo Fees (\$215/month)</b>	\$2,580
<b>Lot</b>		<b>School</b>	\$475 (2010)	<b>Common Exp.</b>	
<b>Building</b>	\$253,800	<b>Infrastructure</b>		<b>Electricity</b>	
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$253,800	<b>Total</b>	\$3,159	<b>Total</b>	\$2,580

<b>Room(s) and Outdoor Feature(s)</b>					
<b>No. of Rooms</b>	5	<b>No. of Bedrooms</b>	2+0	<b>No. of Bathrooms and Powder Rooms</b>	1+1
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
4	Master bedroom	14.8 X 10.3 ft			
4	Bedroom	14.6 X 10.3 ft			
4	Living room	20.5 X 11.8 ft			
4	Dining room	13.7 X 11.2 ft			
4	Kitchen	12.7 X 11.2 ft			
4	Bathroom	11.5 X 9 ft			

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Siding</b>	Brick, Concrete	<b>Pool</b>	
<b>Windows</b>		<b>Cadastre - Parking</b>	Garage - 1 (4245111)
<b>Window Type</b>		<b>Parking</b>	Garage (1)
<b>Energy/Heating</b>	Electricity	<b>Driveway</b>	
<b>Heating System</b>	Electric baseboard units	<b>Garage</b>	
<b>Basement</b>		<b>Carport</b>	
<b>Bathroom</b>	Ensuite bathroom, Separate shower	<b>Lot</b>	
<b>Washer/Dryer (installation)</b>		<b>Topography</b>	
<b>Fireplace-Stove</b>		<b>Distinctive Features</b>	
<b>Kitchen Cabinets</b>		<b>Water (access)</b>	
<b>Equipment/Services</b>	Wall-mounted air conditioning	<b>View</b>	Panoramic
		<b>Proximity</b>	CEGEP, Highway, Metro, Public transportation

## Inclusions

## Exclusions

## MLS® Remarks

Une rareté sur le marché, appartement à 2 min de marche de la station Montmorency. 4e étage, balcon avec une vue dégagée. Garage sous-terrain, air conditionné mural et aucun tapis. À ne pas manquer.

## Addendum

Appartement très bien éclairé situé au 4e étage de l'immeuble. La chambre des maîtres communique avec une salle de bains qui est partagée avec les autres pièces. Salon, salle à manger et cuisine à aire ouverte. Porte extérieure au salon qui donne sur un balcon. Comptoirs de cuisine en quartz et îlot central fixe.

## Seller's Declaration

No



Exterior



Other



Kitchen



Dining room



Living room



Bedroom



Bedroom



Bedroom



**Bathroom**