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Montréal (Verdun/Île-des-Sœurs)-201, Ch. du Golf, 1007
\$695000



**201, Ch. du Golf, Montréal (Verdun/Île-des-Sœurs),
H3E1Z4**

ULS : 16508996

[VISITE DE LA PROPRIÉTÉ](#)

For sale under judicial control: Panorama, 10th floor. ***Extensive renovations needed *** Three-bedroom apartment with two bathrooms. The building is equipped with an outdoor pool and a fitness room for your enjoyment and well-being. Additionally, it includes one parking space (P4-145) and a storage space (Concrete #183).** Condo unit is in need of major work. At the vendors request all offers must be sent by email at : mario@marioconte.com.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	2
Piscine Vedette	Heated , Inground , Indoor

Financiers

Évaluation municipale

Évaluation du terrain	\$200,800.00
Évaluation du bâtiment	\$564,400.00
Évaluation municipale	\$765,200.00

Taxes

Municipale	\$4,600.00
École	\$1,130.00
Total	\$5,730.00

Dépense annuelle

Frais de copropriété	\$8,772.00
Total	\$8,772.00

ADDENDA

For sale under judicial control:

The sale is made without legal warranty, at the buyer's own risk.

The notary handling the transaction will be designated by the seller's representative.

A 5% deposit, made payable to the Paquette and Associates fiduciary law firm, must be transmitted within 24 hours of acceptance.

All expenses related to the documents required by the buyer will be the responsibility of the buyer.

No remuneration will be paid to the broker if, before the signing of the deed of sale, the property owner or a third party remedies any defects, pays the amounts due to the judgment creditor, or if the said creditor withdraws their judgment, rendering this sale under judicial control unnecessary.

The same applies if the seller is prevented from proceeding with the sale due to an injunction, court order, or judgment, or if the owner makes a disposition of their assets in accordance with the provisions of the bankruptcy and insolvency law.

LOCATION - CLOSE TO SERVICES:

* Place du Commerce (Pharmaprix, Jean-Coutu, Provigo, IGA, SAQ, Banks, etc.) within a 2-4 minute walk

* Marguerite Primary School: 450 meters (5-6 minutes on foot)

* Near bike paths

TRANSPORT - EASY WITH MULTIPLE OPTIONS!

* REM Station: approximately (10-15 minutes on foot)

* REM to McGill University: 7 minutes

* REM to the University of Montreal: 11 minutes

* Easy access to major highways: Highways 15, 20, 720, and 10, as well as the Champlain Bridge.

Unit would need major work .

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Taille	
Année de construction	2001
Number of Rooms	6
Superficie Habitable	1,527.41 PC
Nombre d'étages	18
Salle de bain / salle d'eau	Adjoining to the master bedroom

Caractéristiques du terrain et extérieur

Vue	Mountain , Panoramic , City
Stat. (total)	Garage , 1
Cadastre - Parking (inclus dans le prix)	Garage
Piscine	Heated , Inground , Indoor
Proximité	Highway , Daycare centre , Golf , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Master bedroom	10th Floor	18.0x12.0 ft	Wood	
Bedroom	10th Floor	13.6x9.0 ft	Wood	
Bedroom	10th Floor	13.6x10.0 ft	Wood	
Living room	10th Floor	18.6x12.6 ft	Wood	
Kitchen	10th Floor	7.8x16.0 ft	Ceramic tiles	
Dining room	10th Floor	11.0x6.5 ft	Wood	

Caractéristiques

Système de chauffage	Electric baseboard units
Énergie de chauffage	Electricity
Équipements / services	Central air conditioning , Entry phone , Electric garage door
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Zonage	Residential
Un accès facile	Elevator
Services disponibles	Fire detector

INCLUSIONS & EXCLUSIONS

Inclusions	Nil Included
Exclusions	All items of occupant

