



Stéphane Garneau
Courtier immobilier résidentiel et
commercial Stéphane Garneau Courtier
Immobilier Inc.
C : 514 244-7744
C: stephane@stephane-garneau.com

**Montréal (Rosemont/La Petite-Patrie)-4950, Boul. de
l'Assomption, 811**

\$839000



**4950, Boul. de l'Assomption, Montréal (Rosemont/La Petite-
Patrie), H1T0A3**

ULS : 9879747

[VISITE DE LA PROPRIÉTÉ](#)

Welcome to this state of the art condominium complex located in one of the most sought after neighbourhoods in Montreal; Cité Jardin! With close to 1,500 sqft of living space, this open concept condominium offers the highest quality finishings, with large picture windows throughout offering an abundance of sunlight from the early morning on. Offering 3 Bedrooms and 2 bathrooms, 1 interior garage and 1 locker, this prestigious condominium is the perfect fit for all. An interior pool, a full gym and an exterior pool can also be found on site.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

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

Financiers

Évaluation municipale

Évaluation du terrain	\$86,200.00
Évaluation du bâtiment	\$674,800.00
Évaluation municipale	\$761,000.00

Taxes

Municipale	\$4,955.00
École	\$620.00
Total	\$5,575.00

Dépense annuelle

Frais de copropriété	\$7,056.00
Total	\$7,056.00

ADDENDA

This building stands out for its exceptional common areas, designed to offer comfort, leisure, and well-being to its residents.

Among the prestigious facilities, you will find two pools, one indoor and the other outdoor, perfect for relaxing or swimming laps regardless of the season. For fitness enthusiasts, two well-equipped gyms are available, allowing you to maintain an exercise routine without leaving the comfort of your home.

At the top, a common terrace offers an outdoor relaxation area with breathtaking views, ideal for recharging or hosting friends on beautiful evenings.

It understands the importance of pet companionship in people's lives. That's why it welcomes dogs under 30lbs, thus allowing its residents to enjoy their spaces with their four-legged companions.

These common areas are not just living spaces but are thoughtfully designed to enrich your daily life and create a real community within our residence.

Enjoy immediate access to the bike path, skiing, golf, and public transport with the Assomption metro only a 10-minute walk away. The future REM station is just a 5-minute walk.

Located near Maisonneuve Park, the Botanical Garden, Insectarium, Biodome, shopping centers, downtown, and major highways, this condo offers a prime location. Moreover, a new IGA on Sherbrooke Street is just steps away.

Please bear in mind this offer is conditional that the seller can purchase her new home (Already under contract 72 hr PAC)

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	2012
Number of Rooms	9
Superficie Habitable	1,363.80 PC
Nombre d'étages	14
les fenêtres	Aluminum
Garage	Heated , Single width
Salle de bain / salle d'eau	Separate shower

Caractéristiques du terrain et extérieur

Stat. (total)	Garage , 1
Piscine	Heated , Inground , Indoor
Proximité	Highway , Cegep , Daycare centre , Golf , Hospital , Park - green area , Bicycle path , Elementary school , High school , Cross-country skiing , Public transport , University

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Kitchen	8th floor	8.3x12.1 ft	Ceramic tiles	
Living room	8th floor	10.7x15.3 ft	Wood	Amazing views
Dining room	8th floor	10.7x15.3 ft	Wood	
Master bedroom	8th floor	10.1x17 ft	Wood	
Bedroom	8th floor	10.1x13.4 ft	Wood	
Bedroom	8th floor	8.3x10.5 ft	Wood	
Bathroom	8th floor	9.5x10.1 ft	Ceramic tiles	
Bathroom	8th floor	6.3x9.9 ft	Ceramic tiles	
Laundry room	8th floor	5.1x6.7 ft	Ceramic tiles	

Caractéristiques

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

Restrictions / autorisations	Animals allowed , Short-term rentals not allowed
Services disponibles	Exercise room

INCLUSIONS & EXCLUSIONS

Inclusions	The 5 appliances, the light fixtures, the curtains except the light fixture in the office hang in the ceilings.
Exclusions	Hot water supplied centrally (Included in the condo fees) Office lighting hang from the ceilings.

