



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

**Montréal (Rivière-des-Prairies/Pointe-aux-Trembles)-7521,
Rue André-Arnoux, 4**

\$419800



**7521, Rue André-Arnoux, Montréal (Rivière-des-
Prairies/Pointe-aux-Trembles), H1E7K8**

ULS : 19851683

[VISITE DE LA PROPRIÉTÉ](#)

Two minutes from the A25 and essential services, discover this magnificent condo, located on the 3rd floor, it offers 3 spacious bedrooms, large windows on three sides for unrivaled brightness, an ultra modern kitchen with granite countertops, two bathrooms complete, and a large walk-in closet for your comfort. Walnut floors add a touch of elegance. You also benefit from private parking at the rear of the building, including a dedicated storage space. Don't miss this opportunity to live in luxury and privacy! Only one unit per floor to preserve your privacy! Flexible occupancy.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	2

Financiers

Évaluation municipale

Évaluation du terrain	\$73,100.00
Évaluation du bâtiment	\$322,400.00
Évaluation municipale	\$395,500.00

Taxes

Municipale	\$2,565.00
École	\$287.00
Total	\$2,852.00

Dépense annuelle

Frais de copropriété	\$2,400.00
Total	\$2,400.00

ADDENDA

Welcome to this exceptional achievement of M 2 Construction Inc., synonymous with quality and excellence. Here you will discover four condo units, each occupying an entire floor to preserve your privacy and comfort.

This unit offers three spacious bedrooms, allowing you to comfortably accommodate your family or guests.

Additionally, two full bathrooms provide added convenience for daily living.

At the rear of the building, you benefit from private parking, guaranteeing easy and secure access to your residence. In addition, a private storage space is at your disposal, ideal for organizing your personal belongings. The construction of this building is carried out with top quality materials, guaranteeing durability and longevity. The exterior is elegantly clad in brick and aluminum, combining aesthetic beauty and robustness.

The structure of the wooden floors is reinforced with a cement covering, providing optimal soundproofing for your peace of mind and increased safety.

Inside, walnut-colored maple wood floors add a touch of sophistication to the entire living space. The countertops in the kitchen and both bathrooms are granite, while the double kitchen sink is stainless steel, combining elegance and functionality.

Finally, the kitchen, entrance hall and laundry room areas are clad in ceramic, offering timeless elegance and ease of maintenance. This residence is truly an expression of quality, aesthetics and comfort, ready to welcome you in style.

Close to essential services including Maxi, Canadian Tire, Tim Hortons, pastry and more.

Public transportation available on Maurice-Duplessis Boulevard. Anjou train station is only 3 minutes away by car. Prime location.

Administration confirms to us a very minor crack was repaired on the right hand side foundation (was not leaking) this was preventative maintenance . No bill is available.

Frais de condo a seulment 200\$ par mois .

Un plaisir a visiter .

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	2011
Number of Rooms	9
Superficie Habitable	1,178.66 PC

Nombre d'étages	3
les fenêtres	Aluminum
Type de Windows	Sliding , Crank handle
Revêtement	Aluminum , Brick
Salle de bain / salle d'eau	Adjoining to the master bedroom , Separate shower

Caractéristiques du terrain et extérieur

Stat. (total)	Outdoor , 1
Cadastre - Parking (inclus dans le prix)	Driveway
Proximité	Highway , Daycare centre , Park - green area , Bicycle path , Elementary school , High school , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Hallway	3rd floor	1.93x1.88 M	Ceramic tiles	
Living room	3rd floor	4.62x3.96 M	Floating floor	
Dining room	3rd floor	3.51x2.95 M	Floating floor	
Kitchen	3rd floor	3.05x3.25 M	Ceramic tiles	
Master bedroom	3rd floor	4.06x4.42 M	Floating floor	
Bedroom	3rd floor	4.11x3.05 M	Floating floor	
Bedroom	3rd floor	3.05x3.15 M	Floating floor	
Bathroom	3rd floor	1.93x1.88 M	Ceramic tiles	
Laundry room	3rd floor	3.05x1.83 M	Ceramic tiles	

Caractéristiques

Système de chauffage	Electric baseboard units
Énergie de chauffage	Electricity

Équipements / services	Central vacuum cleaner system installation , Ventilation system , Entry phone
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Appareils de location	Water heater , 1
Zonage	Residential
Allée	Asphalt
Aménagement paysager	Landscape

INCLUSIONS & EXCLUSIONS

Inclusions	Dishwasher, curtain blinds and rods, electrical fixtures, wall-mounted AC, central vacuum cleaner
Exclusions	Elect Hot Water tank is leased with Hydro Solutions. Appx 16\$ per month .

