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

Sainte-Marthe-sur-le-Lac-2999, Boul. des Promenades, L

$399900

2999, Boul. des Promenades, Sainte-Marthe-sur-le-Lac, J0N1P0

ULS : 12474349

VISITE DE LA PROPRIÉTÉ

GREAT OPPORTUNITY! Bright 1,185 sq. ft. top-floor unit (3rd), no neighbours above, in a sought-after area just 9 min by bike from the REM. Abundant windows and open-concept living with a modern kitchen, large island and double sink. Two large bedrooms, including a primary with walk-in closet. Large bathroom with separate shower and bathtub, spacious enclosed laundry room. Beautiful private covered balcony. Wall-mounted A/C and air exchanger. Two outdoor parking spaces and private shed -- one parking space adjacent to the shed. Close to schools, grocery store, pharmacy, restaurants and bike paths. A MUST-SEE!

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	2
Salle de bain en vedette	1

Financiers

Évaluation municipale	
Évaluation du terrain	$45,000.00
Évaluation du bâtiment	$330,000.00
Évaluation municipale	$375,000.00
Taxes	
Municipale	$2,467.00
École	$236.00
Total	$2,703.00
Dépense annuelle	
Frais de copropriété	$2,940.00
Total	$2,940.00

ADDENDA

WELCOME to 2999 Boulevard des Promenades, unit L, Sainte-Marthe-sur-le-Lac
UNIT FEATURES:
+ Two (2) large-bedroom condo
+ 1,185 sq. ft., built in 2015
+ Top floor (3rd) -- no neighbours above
+ Bright, open and welcoming living area
+ Modern kitchen with large island and double sink
+ Large bathroom with separate shower and bathtub
+ Large private covered balcony
+ Storage space -- private shed (G42)
+ 2 outdoor parking spaces (69-90) -- #69 adjacent to the shed
+ Large enclosed laundry room with additional storage
+ Central vacuum and accessories
+ Wall-mounted A/C and air exchanger
THE CO-OWNERSHIP:
+ Well-managed co-ownership syndicate
+ Financial statements and meeting minutes available
+ Condo fees: $245/month
PRIME LOCATION:
Quick access to Highway 640 and the REM Deux-Montagnes, close to schools, daycares, parks, bike paths and all essential services (grocery store, pharmacy, restaurants, water park).
A quiet, sought-after area offering an exceptional quality of life.
This condo is an ideal opportunity to plan your purchase in the heart of a thriving, fast-growing city.
A new certificate of location is on order.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	2015
Number of Rooms	9
Superficie Habitable	1,185.12 PC
Nombre d'étages	3
les fenêtres	PVC
Type de Windows	Crank handle
Revêtement	Aluminum , Brick
Toiture	Asphalt shingles
Salle de bain / salle d'eau	Separate shower

Caractéristiques du terrain et extérieur

Topographie	Flat
Stat. (total)	Outdoor , 2
Proximité	Highway , Golf , Hospital , Park - green area , Bicycle path , Elementary school , High school , Cross-country skiing , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Hallway	3rd floor	9.5x5.8 ft	Ceramic tiles	
Laundry room	3rd floor	6.11x10.0 ft	Ceramic tiles	
Kitchen	3rd floor	19.3x8.11 ft	Ceramic tiles	
Dining room	3rd floor	8.9x13.5 ft	Floating floor	
Living room	3rd floor	10.6x13.4 ft	Floating floor	
Master bedroom	3rd floor	12.4x17.3 ft	Floating floor	
Walk-in	3rd floor	8.4x4.0 ft	Floating floor	
Bedroom	3rd floor	14.11x14.5 ft	Floating floor	
Bathroom	3rd floor	12.4x9.2 ft	Ceramic tiles	

Caractéristiques

Système de chauffage	Electric baseboard units
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Toiture	Asphalt shingles
Zonage	Residential
Allée	Asphalt
Armoire	Melamine

INCLUSIONS & EXCLUSIONS

Inclusions	Refrigerator, stove, dishwasher, light fixtures, washer-dryer, wall-mounted air conditioner, curtains and rods, central vacuum and accessories, dining table and its 4 chairs, 2 sofas, a bed and a dresser, outdoor high table and its 4 stools, 3 lunch-counter stools, TV stand, and floor lamp in the living room.
Exclusions	Bassinet (baby) and master bedroom mattress