

Carole Pichette

Real Estate Broker

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Longueuil (Le Vieux-Longueuil) / Montréal South

50, Rue De La Barre #1307

Near Pl. Charles-Le Moyne

19632315 - Source : *IMMOBILIER HIMALAYA REAL ESTATE CORP., Real Estate Agency*



Situated Estuaire II. 2 large bedrooms, 2 full bathrooms, 2 garages. 13th floor, with great view of Jacques-Cartier Bridge and La Ronde. Direct interior passage way from the building to metro Longueuil. Close to all amenities, University of Sherbrooke, stores, schools, hospital, and more...

Excluded

Tenants personal belongings.

Addenda

Situated at Estuaire II. Great condo, very large and clean. Well maintained and administrated building. This beautiful condo offers you 2 bedrooms, and 2 full bathrooms. 2 garages and a storage in the garage. Master bedroom exceptionally large. 1 bathroom with tub and shower the other with shower only. Long and spacious hallway, large living room with amazing view of Montreal Downtown, Jacques-Cartier Bridge, La Ronde and the great Saint-Luarent River. Enjoy summer hot days in the pool and the lovely terrace for great family and friends gatherings. Relaxing night view of the lights on Jacques-Cartier Bridge, the summer Fireworks of La Ronde and more... Direct access to Metro Longueuil from interior passage way. Minutes away from all amenities, such as: University of Sherbrooke, Metro Longueuil, Gym, Bus services, Taxis, Highways 132, 116, 20, minutes away to Victoria Bridge, La Fontaine Tunnel. Not far from Charles-Lemoyne Hospital. Restaurants and many stores... Extremely well maintained, well administrated and very safe building. Around 2014/2015, the entire garage was renovated for the safety of the owners or tenants. Upcoming major renovation, Roof of the terrace around the swimming pool, 2019/2020. Same great tenant for almost 10 years. Possibility for the tenant to move out earlier then the lease term with a minimum of three (3) months notice. Do not miss this great opportunity.

For sale : 399 900 \$

Category	Residential
Style	Condo
Rooms	8
Bedrooms	2
Bathrooms	2

Building

	1988 (31 years)
Living area	139.8 square meters

Evaluation (2019)

Building	307 900 \$
Lot	15 600 \$
Total:	323 500 \$

Expenses

	Monthly	Yearly
Co-ownership fees	443 \$	5 316 \$
Municipal Taxes (2019)	244 \$	2 928 \$
School taxes (2019)	39 \$	469 \$
Total:	726 \$	8 713 \$

Features

Garage	Double width or more, Heated
Parking	2 Garage
Pool	Inground
Sewage system	Municipal sewer
Water supply	Municipality
Zoning	Residential

Rooms

	Level	Dimensions
Bedroom Floor: Carpet	Other	10' x 21'5"
Living room Floor: Wood	Other	17'4" x 22' (irregular)
Dining room Floor: Wood	Other	13' x 9'6"
Bathroom Floor: Ceramic tiles	Other	8'5" x 5'8" (irregular)
Bathroom Floor: Ceramic tiles	Other	8'5" x 8'5"
Master bedroom Floor: Carpet	Other	12'6" x 21'5"
Kitchen Floor: Ceramic tiles	Other	9'8" x 8'
Hallway Laundry Floor: Wood	Other	35' x 5'2"