Centris No. 13453640 **(Active)**

[See all pictures]





$325,000

5300 Place Garland, apt. 411
Montréal (Côte-des-Neiges/Notre-Dame-de-Grâce)
H3X 3Y5

Region	Montréal
Neighbourhood	Côte-des-Neiges
Near	Decarie
Body of Water	

Property Type	Apartment	**Year Built**	1989
Style	One storey	**Expected Delivery Date**	
Condominium Type	Divided	**Specifications**	
Year of Conversion		**Declaration of co-ownership Issued**	Yes (1981)
Building Type	Detached		
Floor	4th floor		
Total Number of Floors		**Special Contribution**	
Total Number of Units		**Meeting Minutes**	
Private Portion Size		**Financial Statements**	
Plan Priv. Portion Area	71.5 sqm	**Building Rules**	
		Reposess./Judicial auth.	No
Building Area		**Building insurance**	
Lot Size		**Maintenance log**	
Lot Area		**Co-ownership insurance**	
Cadastre of Private Portion	2090771	**Contingency fund study**	
Cadastre of Common Portions	2384834 , 2384835	**Cert. of Loc. (divided part)**	Yes (2018)
Trade possible		**File Number**	
Zoning	Residential	**Occupancy**	30 days PP/PR Accepted
		Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment

Year	2024
Lot	$47,800
Building	$266,900
Total	$314,700 (103.27%)

Taxes (annual)

Municipal	$1,848 (2026)
School	$210 (2026)
Infrastructure	
Water	
Total	$2,058

Expenses/Energy (annual)

Condo Fees ($462/month)	$5,544
Common Exp.	
Electricity	
Oil	
Gas	
Total	$5,544

Room(s) and Additional Space(s)

No. of Rooms 5 **No. of Bedrooms (above ground + basement)** 2+0 **No. of Bathrooms and Powder Rooms** 1+0

Level	Room	Size	Floor Covering	Additional Information
4	Living room	3.38 X 5.77 m	Parquetry	
4	Dining room	2.9 X 3.35 m	Parquetry	
4	Kitchen	2.21 X 2.51 m	Tiles	
4	Primary bedroom	3.07 X 4.22 m	Parquetry	
4	Bedroom	2.74 X 3.33 m	Parquetry	
4	Bathroom	1.5 X 2.44 m	Tiles	

Features

Sewage System	Municipality	**Rented Equip. (monthly)**	
Water Supply	Municipality	**Renovations**	
Siding		**Pool**	Inground, Exterior
Windows		**Cadastre - Parkg (incl. pr**	
Window Type		**Cadastre - Parkg (excl. pr**	
Energy/Heating	Electricity	**Leased Parkg**	
Heating System	Electric baseboard units	**Parkg (total)**	
Basement		**Driveway**	
Bathroom		**Garage**	
Washer/Dryer (installation)		**Carport**	
Fireplace-Stove		**Lot**	
Kitchen Cabinets		**Topography**	
Restrictions/Permissions		**Distinctive Features**	
Pets		**Water (access)**	
Property/Unit Amenity		**View**	
Building Amenity	Common areas, Elevator	**Proximity**	CEGEP, Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation, University
Building's Distinctive Features		**Roofing**	
Energy efficiency			
Mobility impaired accessible			

Inclusions

light fixtures, everything currently in the apartment

Exclusions

Remarks

Ideally located in Côte-des-Neiges, this bright 2-bedroom condo offers generous living spaces, charming parquet wood floors, an inviting living room and adjoining dining area. Situated on the 4th floor of a self-managed building with an elevator. Within walking distance of the Namur and Plamondon metro stations, shopping, grocery stores, cafés and restaurants. Close to parks, schools, hospitals, Royalmount and with easy access to Décarie and major highways. A great opportunity to become a homeowner in a central, well-connected Montreal neighbourhood and make this space your own.

Addendum

THE CONDO

* Located on the 4th floor of a self-managed condominium building
* Two generously sized bedrooms
* Charming parquet wood flooring
* Spacious living room with large windows
* Separate dining area
* Functional kitchen
* Several closets offering practical storage
* Building equipped with an elevator
* Great potential to update and personalize to your taste

THE LOCATION

* Central and conveniently located in Côte-des-Neiges
* Close to Namur and Plamondon metro stations
* Easy access to public transportation, Décarie and major highways
* Near Royalmount and numerous shopping centres
* Grocery stores, pharmacies, cafés and restaurants nearby
* Close to schools, daycares and educational institutions
* Easy access to hospitals and healthcare services

* Nearby parks, green spaces and recreational facilities

A great opportunity for first-time buyers or anyone looking to enjoy the convenience of city living in an established, well-connected neighbourhood.

Sale with exclusion(s) of legal warranty : The sale is made without legal warranty as to quality and at the risk and peril of the buyer

Seller's Declaration Yes SD-45137

Non-resident of Canada

Source

ROYAL LEPAGE VILLAGE, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.