

Centris No. 14917490 (Active)

[See all pictures](#)



\$530,000

14360 Rue Notre-Dame E., apt. 203
Montréal (Rivière-des-Prairies/Pointe-aux-Trembles)
H1A 1V4
Region Montréal
Neighbourhood Pointe-aux-Trembles
Near 56e
Body of Water Saint Laurent

Property Type	Apartment	Year Built	1991
Style	One storey	Expected Delivery Date	
Condominium Type	Divided Share 1.33%	Specifications	No
Year of Conversion		Declaration of co-ownership Issued	Yes (2024)
Building Type	Attached corner unit	Published to RFQ	Yes (2024-03-07)
Floor	2nd floor	Special Contribution	
Total Number of Floors	5	Meeting Minutes	Yes (2026)
Total Number of Units	72	Financial Statements	Yes (2026)
Private Portion Size		Building Rules	Yes
Plan Priv. Portion Area	1,307.74 sqft	Reposess./Judicial auth.	No
Price per square foot	\$405/sqft	Building insurance	Yes (2026)
Building Area		Maintenance log	Yes (2023)
Lot Size		Co-ownership insurance	Yes (2026)
Lot Area	2,533.18 sqft	Contingency fund study	Yes (2023)
Cadastre of Private Portion	1455033, 1455107, 1455108	Cert. of Loc. (divided part)	Yes (2026)
Cadastre of Common Portions	Montréal	File Number	
Trade possible		Occupancy	30 days PP/PR Accepted
Zoning	Residential	Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$2,790 (2026)	Condo Fees (\$548/month)	\$6,576
Lot	\$164,700	School	\$290 (2026)	Common Exp.	
Building	\$248,700	Infrastructure		Electricity	\$1,292
		Water		Oil	
				Gas	
Total	\$413,400 (128.21%)	Total	\$3,080	Total	\$7,868

Room(s) and Additional Space(s)				
No. of Rooms	9	No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms 2+0
Level	Room	Size	Floor Covering	Additional Information
2	Hall	7 X 6 ft irr	Ceramic	
2	Living room	29.5 X 14.4 ft irr	Wood	Ingénierie
2	Solarium/Sunroom	5.3 X 14.4 ft irr	Wood	Ingénierie
2	Bedroom	11.9 X 11.9 ft irr	Parquetry	
2	Primary bedroom	19.5 X 16 ft irr	Wood	Ingénierie
2	Bathroom	10 X 10 ft irr	Ceramic	
2	Bathroom	5.2 X 7.6 ft irr	Ceramic	

2	Storage	17 X 5.4 ft irr	Ceramic	
2	Walk-in closet	4.10 X 7.6 ft irr	Wood	Ingéneire
Additional Space		Size	Cadastre/Unit number	Description of Rights
Garage		8.9 X 18 ft irr	1455107	Private portion
Garage		8.5 X 18 ft irr	1455108	Private portion
Storage space		5 X 5 ft		Common portion for restricted use
Balcony		7 X 15 ft		Common portion for restricted use
Features				
Sewage System	Municipality		Rented Equip. (monthly)	Water heater - 1 (\$38)
Water Supply	Municipality		Renovations	
Siding	Aluminum, Brick, Concrete stone		Pool	
Windows	Aluminum		Cadastre - Parkg (incl. pr	Garage - 2
Window Type	French door, Sliding		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity		Leased Parkg	
Heating System	Electric baseboard units		Parkg (total)	Garage (2)
Basement			Driveway	Asphalt, Paving stone
Bathroom	Ensuite bathroom, Separate shower		Garage	Built-in, Double width or more, Heated
Washer/Dryer (installation)	Laundry room (Other)		Carport	
Fireplace-Stove			Lot	Bordered by hedges, Fenced, Landscap
Kitchen Cabinets	Melamine		Topography	Flat
Restrictions/Permissions	Short-term rentals not allowed		Distinctive Features	No rear neighbours, waterfront park with quay
Pets	Cats allowed, Dogs allowed, Pets allowed with conditions		Water (access)	Access (Fleuve (river)), Waterfront (Fleuve (river)), Navigable, Private dock
Property/Unit Amenity	Private balcony, Fire detector (connected), Central vacuum cleaner system installation, Intercom, Electric garage door opener, Indoor storage space, Alarm system, Central heat pump, Other		View	Panoramic, View of the water, Park
Building Amenity	Visitor parking, Yard, Garbage chute, Common areas, Indoor storage space, Elevator		Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM)
Building's Distinctive Features	Corner unit		Roofing	Toit renversée
Energy efficiency				
Mobility impaired accessible	Adapted entrance			

Inclusions

Bosch induction cook top, Whirlpool dishwasher (black and white), Braun range hood (Allure), Frigidaire oven (Electrolux), blinds, light fixtures, Central vacuum and accessories, alarm system wiring (requires connection), heat pump. Included items are sold without legal warranty of quality, at the buyer's own risk. The water heater (2021) is rented from Hydro-Solution for \$38.72.

Exclusions

Furniture

Remarks

A stunning, spacious, and unique open-concept corner condo. Located on the second floor, it features abundant windows. Enjoy a large private terrace and access to the river, a park, and a private dock. A rare opportunity: waterfront living in a magnificent natural setting, all while remaining on the Island of Montreal. Public transit is easily accessible, including buses, the commuter train, Highway 40, and the river shuttle (to the Old Port). The area offers a wealth of nearby amenities: shopping centers, schools, daycares, pharmacies, a library, the Serge Bouchard cultural center, a hospital, a CLSC, and sports facilities.

Addendum

Superior concrete construction (nine-inch floors) provides exceptional soundproofing.

Possibility of installing an electric car charging station

The building is served by the 5G mobile network.

This condominium is rigorously managed and compliant with the requirements of laws 16, 25, 141, and 122.

Live to the rhythm of the river: moor your boat at the private dock, observe the local wildlife (Canada geese, herons), and enjoy a fishing trip. Settle in on the riverbank or your private terrace to savor your coffee at dawn or an apéritif at sunset .

The perfect place to combine professional life with complete relaxation every day. A unique opportunity!

Matriculate number: 0559-8042-4-001-0019

Sale with exclusion(s) of legal warranty : This sale is made without any legal warranty of quality, at the buyer's sole risk and peril. DSD 14021 11026

Seller's Declaration

Yes SD-14021

Owner

Succession of: Bailey Jacques (F)
333 rue Maplewood
Rosemère J7A 1V1

Representative

Daniel Bailey (F) (Liquidator of a succession)
333 rue Maplewood
Rosemère J7A 1V1

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.

Listing Broker(s)

AGENCE IMMOBILIÈRE DU PLATEAU
Real Estate Agency
514-246-5653
rcf@agenceduplateau.ca
<http://www.agenceduplateau.ca>

Pascalline Quaedvlieg
Residential Real Estate Broker
514-909-5378, 514-246-5653
pascalline.quaedvlieg@gmail.com
<https://www.agenceduplateau.ca>

Compensation sharing

Sale 2%
Rental

Lease renewal compensation
Other information

Date of Contract Signature 2026-08-19

Expiration Date 2027-05-31

Appointment Info 24-hour minimum notice, Lock box

Name of the person to contact

Telephone for Appointment

Broker's Declaration

Contract-Sale No
Contract-Rental 11026

Listing on the Internet Yes

Last Price \$530,000

Previous Price

Original Price \$530,000

Info Selling Broker

Préavis : Un délai minimum de 24 heures est requis avant chaque visite. Accès : Une boîte à clef est utilisée pour entrer dans la propriété. PAD doit être ouvert pendant un minimum de 48 heures. Toute promesse d'achat doit être envoyée par courriel au pascalline.quaedvlieg@gmail.com.