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**Centris No.** 13119353 (Active)

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**\$399,000**

**315 Rue Richmond, apt. 107**  
**Montréal (Le Sud-Ouest)**

**H3J 0B7**

**Region** Montréal  
**Neighbourhood** Griffintown  
**Near**

**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	2019
<b>Style</b>	One storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Divided	<b>Specifications</b>	
<b>Year of Conversion</b>		<b>Declaration of co-ownership</b>	
<b>Building Type</b>	Detached	<b>Special Contribution</b>	
<b>Floor</b>	1st floor (ground floor)	<b>Meeting Minutes</b>	
<b>Total Number of Floors</b>	9	<b>Financial Statements</b>	
<b>Total Number of Units</b>		<b>Building Rules</b>	
<b>Private Portion Size</b>		<b>Reposess./Judicial auth.</b>	No
<b>Plan Priv. Portion Area</b>	576.95 sqft	<b>Building insurance</b>	
<b>Building Area</b>		<b>Maintenance log</b>	
<b>Lot Size</b>		<b>Co-ownership insurance</b>	
<b>Lot Area</b>		<b>Contingency fund study</b>	
<b>Cadastre of Private Portion</b>	6254371	<b>Cert. of Loc. (divided part)</b>	No
<b>Cadastre of Common Portions</b>	6254364	<b>File Number</b>	
<b>Trade possible</b>		<b>Occupancy</b>	According to the leases
<b>Zoning</b>	Residential	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2026	<b>Municipal</b>	\$2,308 (2026)	<b>Condo Fees (\$317/month)</b>	\$3,804
<b>Lot</b>		<b>School</b>	\$269 (2025)	<b>Common Exp.</b>	
<b>Building</b>		<b>Infrastructure</b>		<b>Electricity</b>	
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$372,200 (107.20%)	<b>Total</b>	\$2,577	<b>Total</b>	\$3,804

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	3	<b>No. of Bedrooms (above ground + basement)</b>	1+0	<b>No. of Bathrooms and Powder Rooms</b>	1+0
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
GF	Living room	10 X 12 ft			

GF	Primary bedroom	11 X 9.2 ft		
GF	Dining room	10 X 9 ft		
<b>Features</b>				
<b>Sewage System</b>	Municipality		<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality		<b>Renovations</b>	
<b>Siding</b>			<b>Pool</b>	Rooftop
<b>Windows</b>			<b>Cadastre - Parkg (incl. pr</b>	
<b>Window Type</b>			<b>Cadastre - Parkg (excl. pr</b>	
<b>Energy/Heating</b>	Electricity		<b>Leased Parkg</b>	
<b>Heating System</b>	Electric baseboard units		<b>Parkg (total)</b>	
<b>Basement</b>			<b>Driveway</b>	
<b>Bathroom</b>			<b>Garage</b>	
<b>Washer/Dryer (installation)</b>	In the condo (Other)		<b>Carport</b>	
<b>Fireplace-Stove</b>			<b>Lot</b>	
<b>Kitchen Cabinets</b>			<b>Topography</b>	
<b>Restrictions/Permissions</b>	Short-term rentals not allowed		<b>Distinctive Features</b>	
<b>Pets</b>			<b>Water (access)</b>	
<b>Property/Unit Amenity</b>	Wall-mounted air conditioning, Air exchange system, Sprinklers, Patio		<b>View</b>	
<b>Building Amenity</b>	Roof terrace, Balcony/terrace, Common areas, Outdoor pool, Elevator		<b>Proximity</b>	Bicycle path, Daycare centre, Park, Public transportation
<b>Building's Distinctive Features</b>			<b>Roofing</b>	
<b>Energy efficiency</b>				
<b>Mobility impaired accessible</b>				
<b>Inclusions</b>				
Fridge, stove, dishwasher, washer, dryer				
<b>Exclusions</b>				
<b>Remarks</b>				
Super nice condo with private garden area at the Bass 1. Benefit from all the great amenities: rooftop pool, exercise room, terrace and lounge area. Steps from great coffee shops and trendy restos. Right next to the canal.				
<b>Sale with exclusion(s) of legal warranty : The sale is made without legal warranty at the risk and peril of the buyers.</b>				
<b>Seller's Declaration</b>		Yes SD-37014		
<b>Source</b>				
THE AGENCY MONTRÉAL, 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.				



Frontage



Living room



Kitchen



Bathroom



Patio



Kitchen



Kitchen



Other



Kitchen



Overall view



Living room



Overall view



Bedroom



Bedroom



Garden



Patio



Common room



Common room



Pool



Patio



View



Hall



Hall