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Centris® No. 26468390 (Active)



\$399,000

3490 Rue Aylmer
Le Plateau-Mont-Royal (Montréal)
H2X 2B6

Region Montréal
Neighbourhood Le Plateau-Mont-Royal
Near Milton
Body of Water municipal

Property Type	Apartment	Year Built	1875
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership	
Building Type	Semi-detached	Special Contribution	
Floor	1st floor (ground floor)	Meeting Minutes	
Total Number of Floors	3	Financial Statements	
Total Number of Units	3	Building Rules	
Private Portion Size		Repossession	
Plan Priv. Portion Area	1,152 sqft	Trade possible	
Building Area		Cert. of Loc. (divided part)	Yes (2012)
Lot Size		File Number	
Lot Area		Occupancy	According to the leases
Cadastre of Private Portion	1339723,1515289	Deed of Sale Signature	30 days PP/PR Accepted
Cadastre of Common Portions	1514516,1514517		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2015	Municipal	\$1,973 (2016)	Condo Fees (\$120/month)	\$1,440
Lot	\$133,200	School	\$415 (2016)	Common Exp.	
Building	\$119,000	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$252,200	Total	\$2,388	Total	\$1,440

Room(s) and Additional Space(s)				
No. of Rooms		No. of Bedrooms		No. of Bathrooms and Powder Rooms
4		2+0		1+0
Level	Room	Size	Floor Covering	Additional Information
GF	Master bedroom	16 X 11 ft	Wood	
GF	Bedroom	14 X 8 ft	Wood	
GF	Living room	21 X 12 ft	Wood	includes dining room
GF	Dining room	21 X 12 ft	Wood	incles living room

Additional Space	Size	Cadastre/Unit number	Description of Rights
Garden	8 X 6 ft	321321	Private portion
Driveway	8 X 6 ft irr	231123	Private portion
Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding	Brick	Pool	
Windows		Cadastre - Parking	Driveway - 1
Window Type		Parking	Driveway (1)
Energy/Heating	Electricity	Driveway	Asphalt
Heating System	Electric baseboard units	Garage	
Basement		Carport	
Bathroom		Lot	
Washer/Dryer (installation)	Bathroom (1st level/Ground floor)	Topograpy	
Fireplace-Stove	Wood fireplace	Distinctive Features	No rear neighbours
Kitchen Cabinets		Water (access)	
Equipment/Services		View	
Building's Distinctive Features		Proximity	University
Energy efficiency		Roofing	
Inclusions			
fridge, stove, dryer, washer			
Exclusions			
Broker - Remarks			
condo of 2 bedrooms on the ground floor in corner location -one bloc from McGill Gate -			
Addendum			
A lot of potential			
Sale with legal warranty			
Seller's Declaration		Yes SD-3079	
Source			
GROUPE IMMOBILIER PRÉMIUM INC., 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.			