



Antoine Zabal, Real Estate Broker
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Centris® No. 28965613 (Active)



\$300,760 + GST/QST

1190 Rue MacKay, apt. 207
Ville-Marie (Montréal)
H3G 0C5

Region Montréal
Neighbourhood Golden Square Mile
Near ste catherine
Body of Water municipal

Property Type	Apartment	Year Built	2017, New
Style	One storey	Expected Delivery Date	2019-06-01
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership	
Building Type	Detached	Special Contribution	
Floor	2nd floor	Meeting Minutes	
Total Number of Floors	16	Financial Statements	
Total Number of Units	135	Building Rules	
Private Portion Size		Repossession	
Gross Priv. Portion Area	584 sqft	Trade possible	
Building Area		Cert. of Loc. (divided part)	No
Lot Size		File Number	
Lot Area		Occupancy	2019-06-01
Cadastre of Private Portion	111111	Deed of Sale Signature	2019-06-01
Cadastre of Common Portions			
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year		Municipal	Not issued	Condo Fees (\$158/month)	\$1,896
Lot		School	Not issued	Common Exp.	
Building		Infrastructure	Not issued	Electricity	
		Water	Not issued	Oil	
				Gas	
Total	Not issued	Total	Not issued	Total	\$1,896

Room(s) and Additional Space(s)				
No. of Rooms	3	No. of Bedrooms	1+0	No. of Bathrooms and Powder Rooms 1+0
Level	Room	Size	Floor Covering	Additional Information
2e niveau	Living room	10 X 11.3 ft	Wood	
2e niveau	Master bedroom	9 X 11 ft	Wood	
2e niveau	Bathroom	5.4 X 8.10 ft	Ceramic	
Additional Space	Size	Cadastre/Unit number		Description of Rights
Balcony	9.9 X 4.11 ft			Common portion for restricted use

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	Inground, outdoor
Windows		Cadastre - Parking	
Window Type		Parking	
Energy/Heating	Electricity	Driveway	
Heating System	Electric baseboard units	Garage	
Basement		Carport	
Bathroom		Lot	
Washer/Dryer (installation)	inside the condo (3rd level)	Topography	
Fireplace-Stove		Distinctive Features	Street corner
Kitchen Cabinets		Water (access)	
Equipment/Services		View	
Building's Distinctive Features		Proximity	CEGEP, Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Metro, Public transportation, University
Energy efficiency		Roofing	

Inclusions

Fridge, stove, microwave, dish-washer, washer and dryer.

Exclusions**Broker - Remarks**

New project 100 meters from Concordia university and 200 meters from metro Guy Concordia. L architected building guaranteed by ACQ. Balcony in every condo. Ceiling's height is about 9 feet from concrete to concrete, quartz countertop, 1000 square feet gym and swimming pool on the 5th floor. Two OTIS elevators

Sale with legal warranty**Seller's Declaration**

Yes SD-48418

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.



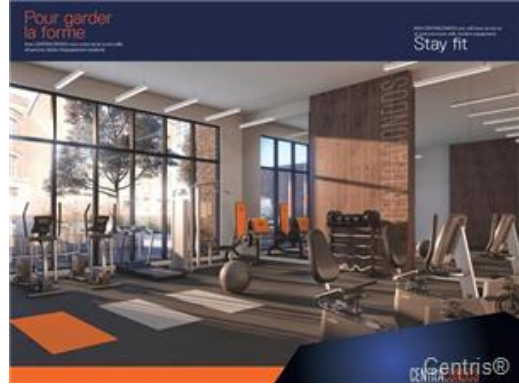
Frontage



Pool



Living room



Interior



Other