



Antoine Zabal, Real Estate Broker
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Centris® No. 17978549 (Active)



\$599,000

1700 Boul. René-Lévesque O., apt. 1006
Ville-Marie (Montréal)
H3H 2V1

Region Montréal
Neighbourhood Central West
Near guy
Body of Water municipal

Property Type	Apartment	Year Built	2003
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership	
Building Type	Detached	Issued	Yes (2003)
Floor	10th floor	Published to RFQ	Yes (2004-01-01)
Total Number of Floors	16	Special Contribution	
Total Number of Units	98	Meeting Minutes	Yes (2016)
Private Portion Size		Financial Statements	Yes (2016)
Plan Priv. Portion Area	1,218 sqft	Building Rules	Yes
Building Area		Repossession	
Lot Size		Trade possible	
Lot Area		Cert. of Loc. (divided part)	Yes (2004)
Cadastre of Private Portion	3113263	File Number	
Cadastre of Common Portions		Occupancy	2017-07-01
Zoning	Residential	Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2016	Municipal	\$4,800 (2017)	Condo Fees (\$720/month)	\$8,640
Lot	\$52,100	School	\$980 (2016)	Common Exp.	
Building	\$540,000	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$592,100	Total	\$5,780	Total	\$8,640

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
10	Master bedroom	18 X 13 ft irr	Carpet		
10	Bedroom	12 X 11 ft irr	Carpet		
10	Bedroom	9 X 7 ft irr	Ceramic		
10	Kitchen	8.4 X 10 ft irr	Ceramic		
10	Living room	20 X 17 ft irr	Wood		

10	Bathroom	10 X 8 ft irr	Ceramic
10	Bathroom	8 X 5 ft irr	Ceramic
Additional Space	Size	Cadastre/Unit number	Description of Rights
Balcony	6 X 4 ft irr		Common portion for restricted use
Balcony	6 X 4 ft irr		Common portion for restricted use
Storage space	4 X 4 ft irr		Common portion for restricted use
Garage	18 X 10 ft irr	123123	Private portion

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	
Windows		Cadastre - Parking	Garage - 1
Window Type		Parking	Garage (1)
Energy/Heating	Electricity	Driveway	
Heating System	Electric baseboard units, Forced air	Garage	Built-in, Heated, Single width
Basement		Carport	
Bathroom	Ensuite bathroom	Lot	
Washer/Dryer (installation)	Bathroom (Other), 10 (Other)	Topography	
Fireplace-Stove		Distinctive Features	
Kitchen Cabinets	Wood	Water (access)	
Equipment/Services	Mobility impaired accessible, Elevator(s), Laundry room, Fire detector (connected), Sprinklers, Electric garage door opener, Sauna, Central heat pump	View	Panoramic
Building's Distinctive Features		Proximity	Commuter train, Daycare centre, Elementary school, Highway, Hospital, Metro, Park, Public transportation, University
Energy efficiency		Roofing	

Inclusions

fridge, stove, dish washer, washer, dryer, micro wave -- without legal warranty

Exclusions

Broker - Remarks

Corner unit with 2 balconies next to Concordia & McGill universities as well as schools and kinder gardens. Clean, prestigious & secure family building offering 24/24 security service, a gym, a well landscaped garden, a community room as well as a valet parking service for certain hours. Presently leased for 2800\$/M. Could be sold furnished.

Sale with legal warranty

Seller's Declaration

Yes SD-123456

Non-resident of Canada

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



Hall



Living room



Living room



Dining room



Hall



Hall



Master bedroom



Bedroom



Ensuite bathroom



Bathroom



Ensuite bathroom



Balcony



Balcony



Office



Kitchen



Kitchen



Laundry room



Exercise room



Other



Patio



Patio



Exercise room