



Antoine Zabal, Real Estate Broker
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Centris® No. 13665338 (Active)



\$525,000

445 Av. Viger O., apt. 505
Ville-Marie (Montréal)
H2Z 2B8

Region Montréal
Neighbourhood Central West
Near
Body of Water

Property Type	Apartment	Year Built	2001
Style	Two or more storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership	
Building Type	Attached corner unit	Special Contribution	
Floor	5th floor	Meeting Minutes	
Total Number of Floors		Financial Statements	
Total Number of Units		Building Rules	
Private Portion Size		Repossession	
Plan Priv. Portion Area	1,118 sqft	Trade possible	
Building Area		Cert. of Loc. (divided part)	Yes (2013)
Lot Size		File Number	
Lot Area		Occupancy	30 days PP/PR Accepted
Cadastre of Private Portion	3483032	Deed of Sale Signature	30 days PP/PR Accepted
Cadastre of Common Portions			
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2016	Municipal	\$3,686 (2016)	Condo Fees (\$381/month)	\$4,572
Lot	\$45,000	School	\$774 (2016)	Common Exp.	
Building	\$431,100	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$476,100	Total	\$4,460	Total	\$4,572

Room(s) and Additional Space(s)				
No. of Rooms		No. of Bedrooms		No. of Bathrooms and Powder Rooms
9		2+0		1+1
Level	Room	Size	Floor Covering	Additional Information
5e niveau	Hall	3.9 X 7.5 ft irr	Wood	Garde-robe
5e niveau	Coin lecture/réception	8.7 X 7.6 ft irr	Wood	Extension du hall d'entrée
5e niveau	Living room	14.5 X 11.3 ft irr	Wood	
5e niveau	Dining room	11 X 7.9 ft irr	Wood	

5e niveau	Kitchen	8.9 X 10.4 ft irr	Wood	
5e niveau	Powder room	5.8 X 3.9 ft	Ceramic	À l'entrée
6e niveau	Master bedroom	14.2 X 15 ft irr	Wood	Grande garde-robe
6e niveau	Bedroom	8.2 X 13.5 ft irr	Wood	Cloison vitrée opaque
6e niveau	Bathroom	7 X 10.11 ft irr	Ceramic	Bain et douche séparés
6e niveau	Storage	7.9 X 5.2 ft irr	Wood	Avec issue de secours

Features

Sewage System	Municipality	Rented Equip. (monthly)
Water Supply	Municipality	Renovations
Siding	Brick, Concrete	Pool
Windows	PVC	Cadastre - Parking
Window Type		Parking
Energy/Heating	Electricity, Natural gas	Driveway
Heating System	Electric baseboard units	Garage
Basement		Carport
Bathroom	Separate shower	Lot
Washer/Dryer (installation)		Topograpy
Fireplace-Stove	Gas fireplace	Distinctive Features
Kitchen Cabinets		Water (access)
Equipment/Services	Elevator(s), Central air conditioning, Fire detector (connected), Sprinklers, Intercom	View
Building's Distinctive Features		Proximity
Energy efficiency		Roofing

Inclusions

Exclusions

Broker - Remarks

Condo ultra-moderne sur 2 étages dans le Unity 2, immeuble de prestige et gagnant du Prix d'Architecture Canadienne. Ce superbe condo est situé dans Le Quartier International de Montreal, aux portes du Vieux-Montréal, du Quartier des Spectacles et du Centre-Ville.

Addendum

À proximité de plusieurs services; métro, autobus, restaurants, pistes cyclables et autoroutes.

Prix négociable et occupation flexible

Sale with legal warranty

Seller's Declaration Yes SD-50339

Source

GROUPE SUTTON SUR L'ÎLE 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



Overall view



Overall view



Overall view



Overall view



Overall view



Kitchen



Kitchen



Kitchen



Powder room



Overall view



Staircase



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Office



Office



Office



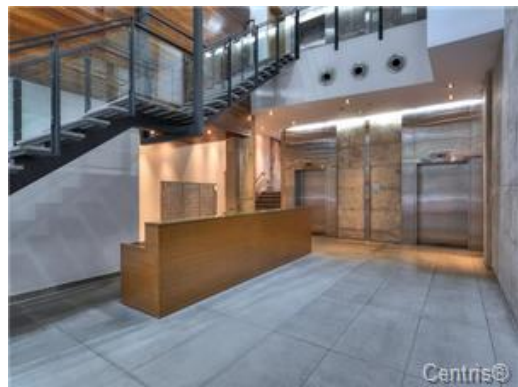
Bathroom



Bathroom



Overall view



Hall