

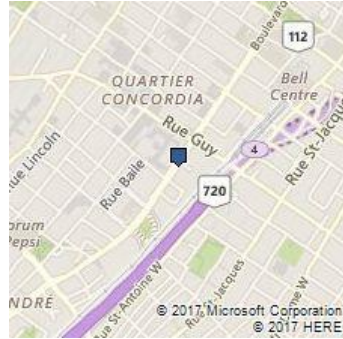


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**Centris® No. 17978549 (Active)**



**\$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

<b>Property Type</b>	Apartment	<b>Year Built</b>	2003
<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>Issued</b>	Yes (2003)
<b>Floor</b>	10th floor	<b>Published to RFQ</b>	Yes (2004-01-01)
<b>Total Number of Floors</b>	16	<b>Special Contribution</b>	
<b>Total Number of Units</b>	98	<b>Meeting Minutes</b>	Yes (2016)
<b>Private Portion Size</b>		<b>Financial Statements</b>	Yes (2016)
<b>Plan Priv. Portion Area</b>	1,218 sqft	<b>Building Rules</b>	Yes
<b>Building Area</b>		<b>Repossession</b>	
<b>Lot Size</b>		<b>Trade possible</b>	
<b>Lot Area</b>		<b>Cert. of Loc. (divided part)</b>	Yes (2004)
<b>Cadastre of Private Portion</b>	3113263	<b>File Number</b>	
<b>Cadastre of Common Portions</b>		<b>Occupancy</b>	2017-07-01
<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>	2016	<b>Municipal</b>	\$4,800 (2017)	<b>Condo Fees (\$720/month)</b>	\$8,640
<b>Lot</b>	\$52,100	<b>School</b>	\$980 (2016)	<b>Common Exp.</b>	
<b>Building</b>	\$540,000	<b>Infrastructure</b>		<b>Electricity</b>	
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$592,100	<b>Total</b>	\$5,780	<b>Total</b>	\$8,640

<b>Room(s) and Additional Space(s)</b>					
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
<b>Additional Space</b>	<b>Size</b>	<b>Cadastre/Unit number</b>	<b>Description of Rights</b>
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

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

## 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



Exercise room



Exercise room



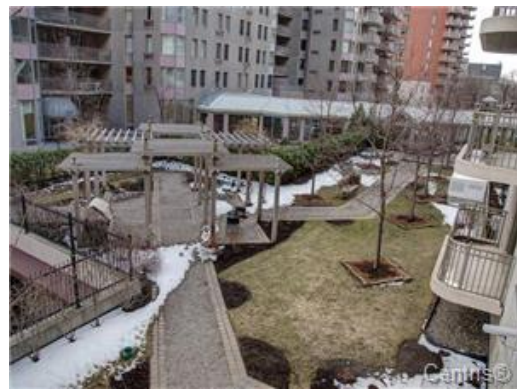
Bathroom



Bedroom



Hall



Other



Patio



Patio