



**François Bissonnette**, Chartered real estate agent

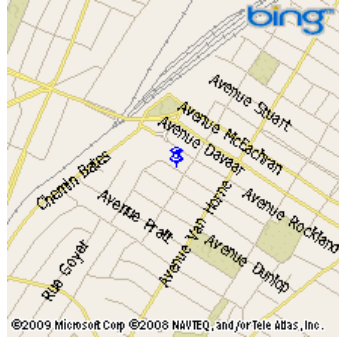
**REALTA**

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**REALTA**  
courtier immobilier agréé

**MLS® No.** 8085486 (Active)



**\$369,000**

**939 Av. Antonine-Maillet  
Outremont (Montréal)  
H2V 2Y8**

**Region** Montréal  
**Neighbourhood**  
**Near** Du Manoir  
**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	1939
<b>Style</b>	One storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Divided	<b>Specifications</b>	
<b>Year of Conversion</b>		<b>Decl. of Condominium on File</b>	
<b>Building Type</b>	Semi-detached	<b>Special Contribution</b>	
<b>Floor</b>	1st floor (ground floor)	<b>Meeting Minutes</b>	No
<b>Total Number of Floors</b>		<b>Financial Statements</b>	No
<b>Total Number of Units</b>	2	<b>Building Rules</b>	No
<b>Building Size</b>	27 X 49 ft	<b>Repossession</b>	No
<b>Net Living Area</b>	1,012.00 sqft	<b>Trade possible</b>	
<b>Ground Area</b>		<b>Cert. of Loc. (divided part)</b>	Yes (2004)
<b>Lot Size</b>		<b>File Number</b>	
<b>Lot Area</b>	3,744.00 sqft	<b>Possession Date</b>	90 days PP/PR Accepted
<b>Québec Cadastre</b>	1355352,1355353,1354126,1513657	<b>Deed of Sale Signature</b>	87 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2007	<b>Municipal</b>	\$3,223 (2009)	<b>Condo Fees (\$0/month)</b>	\$0
<b>Lot</b>	\$171,600	<b>School</b>	\$801 (2008)	<b>Common Exp.</b>	
<b>Building</b>	\$163,800	<b>Infrastructure</b>		<b>Electricity</b>	\$1,500
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$335,400	<b>Total</b>	\$4,024	<b>Total</b>	\$1,500

<b>Room(s) and Outdoor Feature(s)</b>					
<b>No. of Rooms</b>	6	<b>No. of Bedrooms</b>	2+0	<b>No. of Bathrooms and Powder Rooms</b>	2+0
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
GF	Living room	12.1 X 17 ft	Wood		
GF	Dining room	12.1 X 11.1 ft	Wood		
GF	Kitchen	9 X 14.2 ft	Linoleum		
GF	Master bedroom	11.9 X 13.7 ft	Carpet		
GF	Bedroom	11 X 10.3 ft	Wood		

BA1	Family room	11.5 X 25 ft	Carpet
<b>Outdoor features</b>		<b>Size</b>	<b>Cadastre</b>
Garage			

<b>Features</b>			
<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	Water heater - 1
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Siding</b>	Brick	<b>Pool</b>	
<b>Windows</b>		<b>Cadastre - Parking</b>	
<b>Window Type</b>		<b>Parking</b>	Driveway (1), Garage (1)
<b>Energy/Heating</b>	Electricity	<b>Driveway</b>	Asphalt
<b>Heating System</b>	Electric baseboard units	<b>Garage</b>	Single width
<b>Basement</b>	6 feet and more, Finished basement	<b>Carport</b>	
<b>Bathroom</b>		<b>Lot</b>	
<b>Washer/Dryer (installation)</b>	Other (Basement 1)	<b>Topography</b>	
<b>Fireplace-Stove</b>		<b>Distinctive Features</b>	
<b>Kitchen Cabinets</b>		<b>Water (access)</b>	
<b>Equipment/Services</b>	Electric garage door opener	<b>View</b>	
		<b>Proximity</b>	Elementary school, High school, Park, Public transportation

**Inclusions**  
Rods and blinds where installed, refrigerator, stove, dishwasher, washer and dryer.

**Exclusions**  
Hot water tank covered by a leasing contract.

**MLS® Remarks**  
Nice apartment located in the North district of Outremont, quiet street, near a lovely park. Sunny and bright, wooden floors in great condition, garage.

**Addendum**  
Servitude of view and right of way : no # 464164  
  
Co-ownership share : 55%  
  
50% Snow removal and exterior maintenance.  
No contingency fund (all expenses are divided as per share).  
  
Additional information:  
Full bathroom in the basement.  
Access door to the basement on the side of the house.

**Seller's Declaration** No



Frontage



Living room



Dining room



Dining room



Dinette



Kitchen



Home office



Master bedroom



**Bathroom**



**Basement**