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REALTA

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REALTA[®]
courtier immobilier agréé

MLS® No. 8326441 (Active)



\$299,000

**6045 Av. Christophe-Colomb
Rosemont/La Petite-Patrie (Montréal)
H2S 2G3**

Region Montréal
Neighbourhood La Petite-Patrie
Near Beaubien
Body of Water

Property Type	Apartment	Year Built	1921, Being converted
Style	One storey	Expected Delivery Date	
Condominium Type	Undivided Share 25 %	Specifications	
Year of Conversion		Decl. of Condominium on File No	
Building Type	Semi-detached	Special Contribution	
Floor	1st floor (ground floor)	Meeting Minutes	
Total Number of Floors	3	Financial Statements	
Total Number of Units	3	Building Rules	
Building Size	25 X 71 ft	Repossession	No
Gross Living Area	1,750.00 sqft	Trade possible	
Ground Area	1,750.00 sqft	Cert. of Loc. (divided part)	Yes (2000)
Lot Size		File Number	
Lot Area		Possession Date	30 days PP/PR Accepted
Cadastre	3 794 784	Deed of Sale Signature	26 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2010	Municipal	\$3,445 (2010)	Condo Fees (\$1/month)	\$1
Lot	\$113,700	School	\$741 (2010)	Common Exp.	
Building	\$200,300	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$314,000	Total	\$4,186	Total	\$1

Room(s) and Outdoor Feature(s)

No. of Rooms	5	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	18.9 X 19.2 ft	Wood	Salle à manger	
GF	Dining room	10.4 X 12 ft	Wood		
GF	Kitchen	8 X 11.1 ft			
GF	Bedroom	8.1 X 17.7 ft	Wood		
GF	Office	6.8 X 9.7 ft	Wood		
GF	Storage	10.4 X 5.5 ft	Wood		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding	Brick	Pool	
Windows	PVC	Cadastre - Parking	
Window Type	Guillotine	Parking	
Energy/Heating	Electricity	Driveway	
Heating System	Convection baseboards	Garage	
Basement	6 feet and more, Unfinished	Carport	
Bathroom		Lot	
Washer/Dryer (installation)		Topograpy	
Fireplace-Stove		Distinctive Features	
Kitchen Cabinets		Water (access)	
Equipment/Services		View	
		Proximity	Bicycle path, Elementary school, High school, Public transportation

Inclusions

Exclusions

MLS® Remarks

Spacious apartment in a large triplex currently being converted into a co-ownership. More than 1,700 square feet ready to be updated. Great location in the heart of Petite-Patrie, close to all services, businesses, bike path and much more.

Addendum

The buyer must be financed by the Caisse Populaire du Marigot de Laval.

Notary: Gail Cimon

Undivided co-ownership currently being drafted.

Share to be determined shortly.

New certificate of location will be available.

All expenses, taxes, insurance, etc. to be divided according to share.

All amounts indicated in the listing are for the entire building.

Seller's Declaration

No