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REALTA

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REALTA
courtier immobilier agréé

MLS® No. 8326499 (Active)



\$189,000

**6047 Av. Christophe-Colomb
Rosemont/La Petite-Patrie (Montréal)
H2S 2G3**

Region Montréal
Neighbourhood La Petite-Patrie
Near Beaubien est

Body of Water

Property Type	House	Year Built	1921, Being converted
Style	Two or more storey	Expected Delivery Date	
Condominium Type	Undivided Share 25 %	Specifications	
Year of Conversion		Decl. of Condominium on File	
Building Type	Detached	Special Contribution	
Floor		Meeting Minutes	
Total Number of Floors		Financial Statements	
Total Number of Units		Building Rules	
Building Size	25 X 20 ft	Repossession	No
Living Area		Trade possible	
Ground Area	500.00 sqft	Cert. of Loc. (divided part)	No
Lot Size		File Number	
Lot Area		Possession Date	2010-07-01
Cadastre	3 794 784	Deed of Sale Signature	2010-06-25
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	4	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Grande pièce	9.4 X 22.5 ft	Linoleum		
2	Living room	10 X 23.4 ft	Wood	Salle à manger	
2	Kitchen	8.9 X 7.5 ft	Linoleum		
2	Bedroom	8.9 X 9.3 ft	Wood		
2	Bathroom	4.11 X 9 ft	Linoleum		

Features	
Sewage System	Municipality
Rented Equip. (monthly)	

Water Supply	Municipality	Renovations
Siding	Brick	Pool
Windows	Aluminum, Wood	Cadastre - Parking
Window Type	Casement	Parking
Energy/Heating	Electricity	Driveway
Heating System	Electric baseboard units	Garage
Basement		Carport
Bathroom		Lot
Washer/Dryer (installation)		Topograpy
Fireplace-Stove		Distinctive Features
Kitchen Cabinets		Water (access)
Equipment/Services		View
		Proximity

Inclusions

Exclusions

MLS® Remarks
 Small house located behind the property of 6045 Christophe Colomb Avenue. This property is sold as an undivided co-ownership with the apartments of the main building. Part of the garden is allocated to the house.

Addendum
 House sold as an undivided co-ownership.
 Currently being converted.
 Notary: Gail Cimon
 Undivided co-ownership currently being drafted.

Costs (taxes, insurance) to be divided according to share. Share to be determined soon (possibly 25%).

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

Seller's Declaration No