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REALTA

Chartered real estate broker

AVENUE VAN HORNE

OUTREMONT (QC) H2V 1K5

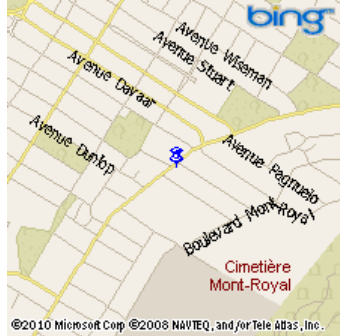
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REALTA
courtier immobilier agréé

MLS® No. 8346855 (Active)



\$3,500/month

**600 Ch. de la Côte-Ste-Catherine
Outremont (Montréal)
H2V 2C3**

Region Montréal

Neighbourhood

Near Beloeil

Body of Water

Property Type	Apartment		
Style	One storey		
Condominium Type	Undivided	Share	62 %
Year of Conversion			
Building Type	Detached		
Floor	1st floor (ground floor)		
Total Number of Floors	2		
Total Number of Units	2		
Building Size			
Gross Living Area	1,655.00 sqft		
Ground Area			
Lot Size			
Lot Area			
Québec Cadastre	1 349 867		

Year Built	
Expected Delivery Date	
Specifications	
Decl. of Condominium on File	
Special Contribution	
Meeting Minutes	
Financial Statements	
Building Rules	
Repossession	No
Trade possible	
Cert. of Loc. (divided part)	No
File Number	
Possession Date	2010-09-01
Deed of Sale Signature	10 days PP/PR Accepted

Zoning

Municipal Assessment

Taxes (annual)

Expenses/Energy (annual)

Year	Municipal	Condo Fees	
Lot	School	Common Exp.	
Building	Infrastructure	Electricity	\$1,080
	Water	Oil	
		Gas	\$600
Total	Total	Total	\$1,680

Room(s) and Outdoor Feature(s)

No. of Rooms	7	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	13.3 X 19.8 ft	Wood	Fireplace	
GF	Dining room	15.3 X 11.3 ft	Wood		
GF	Kitchen	12 X 18 ft	Ceramic		
GF	Dinette	7 X 7 ft	Ceramic		
GF	Master bedroom	12.8 X 16.9 ft	Wood	Salle de bains attenante	
GF	Bedroom	11.1 X 11.6 ft	Wood		
GF	Bedroom	12 X 9.1 ft	Wood	Office	
GF	Family room	13.10 X 14 ft	Ceramic		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	
Windows		Cadastre - Parking	
Window Type		Parking	Garage (1)
Energy/Heating	Natural gas	Driveway	Asphalt
Heating System		Garage	Built-in, Heated, Single width
Basement		Carport	
Bathroom	Ensuite bathroom	Lot	Landscaped
Washer/Dryer (installation)		Topograpy	
Fireplace-Stove	Wood fireplace	Distinctive Features	
Kitchen Cabinets		Water (access)	
Equipment/Services		View	
		Proximity	Elementary school, High school, Hospital, Metro, Park, Public transportation, University

Inclusions

All appliances, heating, 2 units of air conditioning, snow removal, backyard, garage and 1 parking space.

Exclusions

Electricity, hot water (gaz), water tank rental, internet, phone, cable.

MLS® Remarks

Ground-floor unit in a magnificent property on Côte-Ste-Catherine, offering all the advantages of an ideal location while being surrounded by a bucolic garden that will take your breath away. Many interesting aspects: large living space, fireplace and family room with spectacular garden view.

Addendum

Tenants must comply with the undivided co-ownership agreement and regulations.

Alarm system: \$455/year

Seller's Declaration

No