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REALTA

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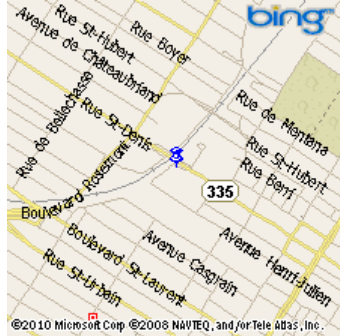
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REALTA
courtier immobilier agréé

MLS® No. 8350212 (Active)



\$379,000

5504 Rue St-Denis
Le Plateau-Mont-Royal (Montréal)
H2J 2M5

Region Montréal
Neighbourhood Le Plateau-Mont-Royal
Near Boucher
Body of Water

Property Type Apartment
Style One storey
Condominium Type Divided
Year of Conversion 2008
Building Type Attached
Floor 3rd floor
Total Number of Floors 3
Total Number of Units 3
Building Size
Net Living Area 1,250.00 sqft
Ground Area
Lot Size
Lot Area
Québec Cadastre 1 444 309
Zoning Residential

Year Built 1900
Expected Delivery Date
Specifications
Decl. of Condominium on File Yes
Special Contribution
Meeting Minutes
Financial Statements
Building Rules
Repossession No
Trade possible
Cert. of Loc. (divided part) Yes (2008)
File Number
Possession Date 2010-10-01
Deed of Sale Signature 2010-09-28

Municipal Assessment

Taxes (annual)

Expenses/Energy (annual)

Year 2010
Lot \$119,600
Building \$319,000

Municipal \$1,611 (2010)
School \$354 (2010)
Infrastructure
Water

Condo Fees (\$281/month) \$3,372
Common Exp.

Electricity \$1,821
Oil
Gas

Total \$438,600

Total \$1,965

Total \$5,193

Room(s) and Outdoor Feature(s)

No. of Rooms	6	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
3	Living room	18.8 X 12.8 ft	Wood	Fireplace	
3	Office	9.3 X 8 ft	Wood		
3	Dining room	13 X 13.3 ft	Wood	Fireplace	
3	Kitchen	10.7 X 13 ft	Wood	Balcony	
3	Master bedroom	10.8 X 13.1 ft	Wood		
3	Bedroom	9.9 X 13.2 ft	Wood	Brick wall	
3	Bathroom	8.9 X 5.9 ft irr	Ceramic	Skylight	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding	Brick, Stone	Pool	
Windows	PVC	Cadastre - Parking	
Window Type	Casement	Parking	Driveway (1)
Energy/Heating	Electricity, Natural gas	Driveway	
Heating System	Convection baseboards, Electric baseboard units	Garage	
Basement		Carport	
Bathroom		Lot	
Washer/Dryer (installation)		Topography	
Fireplace-Stove	Gas fireplace	Distinctive Features	
Kitchen Cabinets		Water (access)	
Equipment/Services	Central air conditioning, Alarm system (connected)	View	
		Proximity	Bicycle path, Metro, Park, Public transportation

Inclusions

Gas stove, refrigerator, washer, dryer, dishwasher, air conditioning, blinds were installed.

Exclusions

Two fixtures (dining room and entrance)

MLS® Remarks

Impeccable building emphasizing traditional materials. Marvellous combination of authenticity and heritage. Completely renovated kitchen that's both modern and charming. Tasteful blend of colours and materials. Old-fashioned appeal smartly enhanced with a touch of modern styling. Lovely rooftop terrace. Spectacular view!

Addendum

This apartment is presently an undivided co-ownership. Conversion to divided co-ownership should be completed in August 2010.

Co-ownership declaration and new certificate of location to follow. The current area listed is the gross area.

Work planned for 2011:

Masonry on the back wall; repointing on the front stone.

Work to be paid from reserve funds.

Condo fees include a special contribution to reserve funds for planned work.

9'9" ceilings

Rear parking accessible by stairs leading to the back alley.

Rear neighbour:

Mont-Carmel monastery, historic building, tranquility assured.

Seller's Declaration

No