



**François Bissonnette**, Certified Real Estate Broker

**REALTA**

Real Estate Agency

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OUTREMONT (QC) H2V 1K5

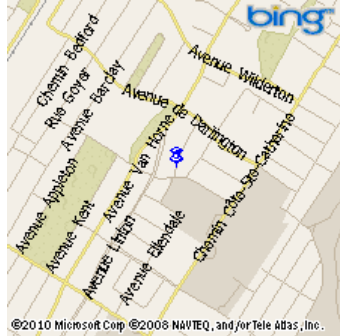
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**REALTA**  
courtier immobilier agréé

**MLS® No.** 8378626 (Active)



**\$1,750/month X 12 month(s)**

**2997 Av. de Brighton**  
**Côte-des-Neiges/Notre-Dame-de-Grâce (Montréal)**  
**H3S 1T7**

**Region** Montréal  
**Neighbourhood** Côte-des-Neiges  
**Near** Darlington  
**Body of Water**

**Property Type** Apartment  
**Style** One storey  
**Condominium Type**  
**Year of Conversion**  
**Building Type** Semi-detached  
**Floor** 2nd floor  
**Total Number of Floors** 2  
**Total Number of Units**  
**Building Size**  
**Living Area**  
**Ground Area**  
**Lot Size**  
**Lot Area**

**Cadastre**

**Zoning** Residential

**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** 3 days PP/PR  
Accepted  
**Deed of Sale Signature** 3 days PP/PR  
Accepted

**Municipal Assessment** **Taxes (annual)**

**Year** **Municipal**  
**Lot** **School**  
**Building** **Infrastructure**  
**Water**

**Total** **Total**

**Expenses/Energy (annual)**

**Condo Fees**  
**Common Exp.**  
**Electricity**  
**Oil**  
**Gas**

**Total**

**Room(s) and Outdoor Feature(s)**

**No. of Rooms** 7 **No. of Bedrooms** 4+0 **No. of Bathrooms and Powder Rooms** 2+0

Level	Room	Size	Floor Covering	Additional Information
2	Hall	9.6 X 8.11 ft	Wood	
2	Living room	19.9 X 11.9 ft	Wood	
2	Dining room	15.4 X 11.9 ft	Wood	
2	Kitchen	13.6 X 11.9 ft	Ceramic	With dinette
2	Master bedroom	19.2 X 11.11 ft	Wood	
2	Bedroom	13.6 X 9.6 ft	Wood	
2	Bedroom	11.5 X 9.3 ft	Wood	

2	Bedroom	9.5 X 8.10 ft	Wood
2	Bathroom	6.7 X 3.9 ft	Ceramic
2	Bathroom	7.2 X 4.9 ft irr	Ceramic

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<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>	Garage (1)
<b>Energy/Heating</b>	Electricity	<b>Driveway</b>	
<b>Heating System</b>	Electric baseboard units	<b>Garage</b>	Single width
<b>Basement</b>		<b>Carport</b>	
<b>Bathroom</b>	Ensuite bathroom	<b>Lot</b>	
<b>Washer/Dryer (installation)</b>		<b>Topograpy</b>	
<b>Fireplace-Stove</b>		<b>Distinctive Features</b>	
<b>Kitchen Cabinets</b>		<b>Water (access)</b>	
<b>Equipment/Services</b>		<b>View</b>	
<b>Building's Distinctive Features</b>		<b>Proximity</b>	
<b>Energy efficiency</b>			

## Inclusions

One parking space in the garage, one locker.

## Exclusions

Electricity

## MLS® Remarks

Well located on a quiet street, this sun-filled apartment is spacious and well-configured for optimal flow between the large-sized rooms. Dining room adjacent to a renovated and functional kitchen. Access to a pretty courtyard.

## Addendum

Shared backyard

## Seller's Declaration

No

**This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises.**