



François Bissonnette, Certified Real Estate Broker

REALTA

Real Estate Agency

1295, AVENUE VAN HORNE
OUTREMONT (QC) H2V 1K5

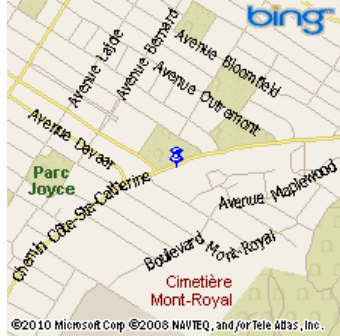
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REALTA
agence immobilière

MLS® No. 8382102 (Active)



\$695,000

**55 Tsse les Hautvilliers
Outremont (Montréal)
H2V 4P1**

Region Montréal
Neighbourhood
Near Côte-Ste-Catherine
Body of Water

Property Type	House	Year Built	1977
Style	Two or more storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Decl. of Condominium on File	
Building Type	Attached	Special Contribution	
Floor		Meeting Minutes	
Total Number of Floors		Financial Statements	
Total Number of Units		Building Rules	
Building Size		Repossession	No
Living Area		Trade possible	
Ground Area		Cert. of Loc. (divided part)	No
Lot Size		File Number	
Lot Area		Possession Date	90 days PP/PR Accepted
Cadastre	1353298, 1355073	Deed of Sale Signature	87 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2011	Municipal	\$4,840 (2010)	Condo Fees (\$225/month)	\$2,700
Lot	\$303,300	School	\$1,160 (2010)	Common Exp. (\$265/month)	\$3,180
Building	\$329,000	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$632,300	Total	\$6,000	Total	\$5,880

Room(s) and Outdoor Feature(s)

No. of Rooms	7	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Hall	5 X 8.10 ft	Ceramic	Salle d'eau	
GF	Living room	12.3 X 19.5 ft	Wood		
GF	Dining room	12.3 X 10.7 ft	Wood		
GF	Kitchen	10 X 18.8 ft	Ceramic		
2	Master bedroom	12.1 X 15.9 ft	Wood		
2	Bathroom	12.3 X 7.9 ft	Ceramic	Ensuite	
2	Bedroom	10 X 9.11 ft	Wood		

2	Bedroom	10 X 10.10 ft	Wood
2	Bathroom	6.7 X 4.11 ft	Ceramic
BA1	Family room	17.6 X 12.2 ft	Ceramic
BA1	Bathroom	10.2 X 9.1 ft irr	Ceramic
BA1	Storage	7 X 10.4 ft	Ceramic

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1
Water Supply	Municipality	Renovations	
Siding	Brick	Pool	
Windows	PVC	Cadastre - Parking	
Window Type	Sliding	Parking	Garage (2)
Energy/Heating	Electricity	Driveway	
Heating System	Convection baseboards	Garage	Double width or more
Basement	6 feet and more, Finished basement	Carpport	
Bathroom	Ensuite bathroom	Lot	
Washer/Dryer (installation)	Powder room (Basement 1)	Topograpy	
Fireplace-Stove		Distinctive Features	
Kitchen Cabinets		Water (access)	
Equipment/Services	Wall-mounted air conditioning	View	
Building's Distinctive Features		Proximity	
Energy efficiency			

Inclusions

Exclusions

Wall hangings, chandelier and curtains of the dining room, curtains and doors of the yellow room, the small pinetree in the garden. Water heater rented to Hydro Solution

MLS® Remarks

Townhouse in a unique and remarkably original complex, thanks to a beautifully landscaped pedestrian pathway lined with flowers, a true pleasure for young families. Generous rooms and a user-friendly kitchen with a view of the pretty mountainside garden. Double garage and on-site superintendent.

Addendum

Additional information:
3 wall air conditioning units (one per floor) can serve as auxiliary heating

Date and time of possession: 60-90 days

Seller's Declaration

No

Source

REALTA, Real Estate Agency

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.