



François Bissonnette, Certified Real Estate Broker

REALTA

Real Estate Agency

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OUTREMONT (QC) H2V 1K5

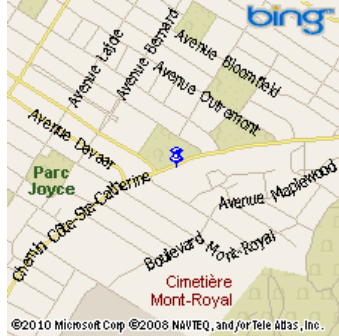
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REALTA
agence immobilière

MLS® No. 8382305 (Active)



\$2,200/month X 12 month(s)

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

Region Montréal

Neighbourhood

Near Côte-Ste-Catherine

Body of Water

Property Type House
Style Two or more storey
Condominium Type Divided
Year of Conversion
Building Type Attached
Floor
Total Number of Floors
Total Number of Units
Building Size
Living Area
Ground Area
Lot Size
Lot Area
Cadastre 1353297, 1355073
Zoning Residential

Year Built 1977
Expected Delivery Date
Specifications
Decl. of Condominium on File
Special Contribution
Meeting Minutes
Financial Statements
Building Rules
Repossession
Trade possible
Cert. of Loc. (divided part) No
File Number
Possession Date 2010-08-01
Deed of Sale Signature

Municipal Assessment

Taxes (annual)

Expenses/Energy (annual)

Year
Lot
Building

Municipal
School
Infrastructure
Water

Not issued **Condo Fees**
Not issued **Common Exp.**

Electricity
Oil
Gas

Total

Not issued

Total

Not issued **Total**

Room(s) and Outdoor Feature(s)

No. of Rooms	7	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	2+2
Level	Room	Size	Floor Covering	Additional Information	
GF	Hall	10 X 5.10 ft	Ceramic		
GF	Living room	12.2 X 16.8 ft	Parquetry		
GF	Dining room	12.2 X 18.2 ft	Parquetry	garden access	
GF	Kitchen	8.10 X 13.7 ft	Parquetry		
GF	Powder room	4.10 X 4.9 ft	Ceramic		
2	Master bedroom	22.4 X 12.8 ft	Parquetry	big walk-in	
2	Bathroom	7 X 8.2 ft	Ceramic		
2	Bedroom	9.10 X 9.9 ft	Parquetry		
2	Bedroom	9.11 X 12.4 ft	Parquetry		
2	Bathroom	6.5 X 4.11 ft	Ceramic		

BA1	Family room	13.6 X 11.11 ft	Linoleum
BA1	Laundry room	6.5 X 5.1 ft	Linoleum
BA1	Bathroom	6.6 X 5.4 ft	Ceramic

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding	Brick	Pool	
Windows	Aluminum	Cadastre - Parking	
Window Type	Sliding	Parking	Garage (1)
Energy/Heating	Electricity	Driveway	
Heating System	Electric baseboard units	Garage	Built-in, Heated, Single width
Basement	6 feet and more, Finished basement	Carpport	
Bathroom	Ensuite bathroom	Lot	Fenced, Landscaped
Washer/Dryer (installation)	laundry room (Basement 1)	Topograpy	
Fireplace-Stove		Distinctive Features	
Kitchen Cabinets		Water (access)	
Equipment/Services		View	
Building's Distinctive Features		Proximity	Bicycle path, Elementary school, High school, Park, Public transportation, University
Energy efficiency			

Inclusions

Stove, fridge, dishwasher, washer-dryer, snow removal.

Exclusions

Electricity

MLS® Remarks

Attractive unit in Terrasse les Hautvilliers, a townhouse complex flanking Mont Royal. Fully-landscaped and flower-lined pedestrian walkway. Beautiful view of the gardens. Function and comfortable home with assured tranquility. On-site superintendant, underground double garage with direct access to the property.

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.