



François Bissonnette, Chartered real estate agent

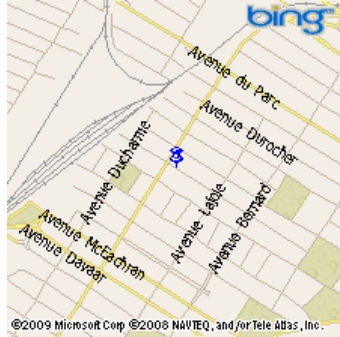
REALTA

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REALTA[®]
courtier immobilier agréé

MLS® No. 8203645 (Active)



\$379,500

**726 Av. Champagneur
Outremont (Montréal)
H2V 3P8**

Region Montréal

Neighbourhood

Near Lajoie

Body of Water

Property Type	Apartment	Year Built	1990
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Decl. of Condominium on File	Yes
Building Type	Attached	Special Contribution	
Floor	3rd floor	Meeting Minutes	
Total Number of Floors	3	Financial Statements	
Total Number of Units	3	Building Rules	
Building Size	20 X 70 ft irr	Repossession	No
Net Living Area	1,038.00 sqft	Trade possible	
Ground Area		Cert. of Loc. (divided part)	Yes (1996)
Lot Size		File Number	
Lot Area		Possession Date	30 days PP/PR Accepted
Québec Cadastre	1355338, 1355339, 1354106	Deed of Sale Signature	27 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2009	Municipal	\$1,283 (2009)	Condo Fees (\$90/month)	\$1,080
Lot	\$47,500	School	\$623 (2009)	Common Exp.	
Building	\$216,500	Infrastructure		Electricity	\$385
		Water		Oil	
				Gas	\$410
Total	\$264,000	Total	\$1,906	Total	\$1,875

Room(s) and Outdoor Feature(s)

No. of Rooms	7	No. of Bedrooms	1+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
3	Living room	16.3 X 11 ft irr	Wood	Open space on dining room	
3	Dining room	16.3 X 8.3 ft	Wood	Brick wall	
3	Kitchen	10.3 X 10.8 ft	Ceramic	Balcony	
3	Dinette	7.1 X 11 ft	Ceramic		
3	Master bedroom	10.9 X 12.8 ft	Wood		

3	Office	7.7 X 19.10 ft	Wood	Sky light
3	Boudoir	10.11 X 9.1 ft	Wood	
3	Bathroom	6 X 6.4 ft	Ceramic	Leg tub
3	Laundry room	6.9 X 7.4 ft	Ceramic	Shower, terrace

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding	Brick	Pool	
Windows	Wood	Cadastre - Parking	
Window Type	Casement	Parking	
Energy/Heating	Electricity	Driveway	
Heating System	Electric baseboard units	Garage	
Basement		Carport	
Bathroom		Lot	
Washer/Dryer (installation)	Laundry room (3rd level)	Topograpy	
Fireplace-Stove	Gas fireplace	Distinctive Features	
Kitchen Cabinets	Thermoplastic	Water (access)	
Equipment/Services		View	
		Proximity	Elementary school, High school, Metro, Park, Public transportation

Inclusions

Dishwasher, washer & dryer, hot water tank, slatted shutter where installed.

Exclusions

Dining room, office and bedroom electrical lights.

MLS® Remarks

Great apartment very cosy and warm ambiance. Lovely open space, sunny and bright. Private small living room attendant to spacious and beautiful master bedroom. Great backyard terrace with a magnificent western view, sunny afternoons guaranteed.

Addendum

Quota : 33 %

Servitudes of view: no# # 3258242, 3475688, 4514493, 4260491.

Ceilings: 9,4'

Parking place available on rotation 1 year every three years, next in 2010.

Seller's Declaration

No