



**François Bissonnette**, Chartered real estate agent

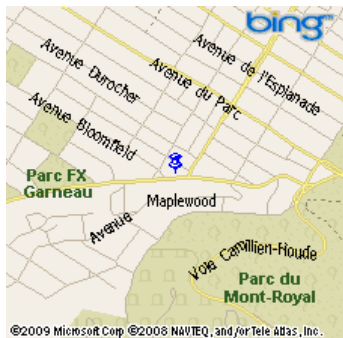
**REALTA**

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**MLS® No.** 8213611 (Active)



**\$385,000**

**205 Ch. de la Côte-Ste-Catherine, apt. 103  
Outremont (Montréal)  
H2V 2A9**

**Region** Montréal

**Neighbourhood**

**Near** Laurier

**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	1978
<b>Style</b>	One storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Divided	<b>Specifications</b>	
<b>Year of Conversion</b>		<b>Decl. of Condominium on File</b>	Yes
<b>Building Type</b>	Attached	<b>Special Contribution</b>	
<b>Floor</b>	1st floor (ground floor)	<b>Meeting Minutes</b>	Yes
<b>Total Number of Floors</b>	17	<b>Financial Statements</b>	Yes
<b>Total Number of Units</b>	60	<b>Building Rules</b>	Yes
<b>Building Size</b>		<b>Repossession</b>	No
<b>Net Living Area</b>	1,012.00 sqft	<b>Trade possible</b>	
<b>Ground Area</b>		<b>Cert. of Loc. (divided part)</b>	Yes (2007)
<b>Lot Size</b>		<b>File Number</b>	
<b>Lot Area</b>		<b>Possession Date</b>	30 days PP/PR Accepted
<b>Québec Cadastre</b>	1355077,1355079,1355078, 1513250,1353367	<b>Deed of Sale Signature</b>	3 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2009	<b>Municipal</b>	\$3,366 (2009)	<b>Condo Fees (\$310/month)</b>	\$3,720
<b>Lot</b>	\$43,900	<b>School</b>	\$841 (2009)	<b>Common Exp.</b>	
<b>Building</b>	\$305,900	<b>Infrastructure</b>		<b>Electricity</b>	
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$349,800	<b>Total</b>	\$4,207	<b>Total</b>	\$3,720

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

No. of Rooms	5	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Hall	6.5 X 6.5 ft	Carpet		
GF	Living room	18.1 X 13.2 ft	Carpet		
GF	Dining room	13.8 X 8.7 ft	Carpet		
GF	Kitchen	17 X 8.6 ft	Ceramic	Dinette	
GF	Master bedroom	15.7 X 12.7 ft	Carpet	Walk-in closet	

GF	Bedroom	12.3 X 9.8 ft	Carpet
GF	Bathroom	8.3 X 4.8 ft	Travertine
GF	Powder room	4.9 X 4.5 ft	Travertine

<b>Features</b>			
<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	Water heater - 1 (\$11)
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Siding</b>	Artificial brick	<b>Pool</b>	
<b>Windows</b>	Aluminum	<b>Cadastre - Parking</b>	
<b>Window Type</b>	Sliding	<b>Parking</b>	Garage (1)
<b>Energy/Heating</b>	Electricity	<b>Driveway</b>	
<b>Heating System</b>	Electric baseboard units	<b>Garage</b>	Built-in, Single width
<b>Basement</b>		<b>Carport</b>	
<b>Bathroom</b>	Ensuite bathroom	<b>Lot</b>	
<b>Washer/Dryer (installation)</b>	Powder room (1st level/Ground floor)	<b>Topography</b>	
<b>Fireplace-Stove</b>		<b>Distinctive Features</b>	
<b>Kitchen Cabinets</b>	Melamine	<b>Water (access)</b>	
<b>Equipment/Services</b>	Mobility impaired accessible, Elevator(s), Central air conditioning, Intercom, Electric garage door opener	<b>View</b>	
		<b>Proximity</b>	Bicycle path, Cross-country skiing, Elementary school, High school, Hospital, Park, Public transportation, University

<b>Inclusions</b>
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<b>Exclusions</b>
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<b>MLS® Remarks</b>
The Tournesol: exceptional location in the heart of Outremont area, walking distance of stores, restaurants. Condominium with a western view, sunny and bright. Luxury building with a reception hall, gym, and so on. Come and discover!

<b>Addendum</b>
Condominium fees include : hot water, general maintenance, contingency fund, insurance.
Quota: 1,4 %
Energy costs: Hydro-Quebec: \$870/ per year.
Parking space no# A10
Services in The Tournesol: Ramp for people with disabilities. Exercise room. Reception hall. Billard room. Storage room no#18.

**Seller's Declaration**

No