



**François Bissonnette**, Chartered real estate agent

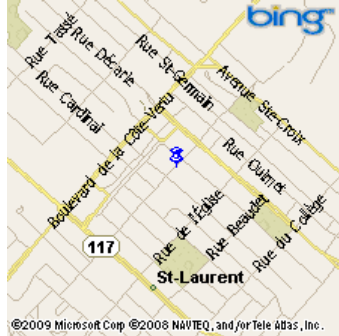
**REALTA**

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**REALTA**  
courtier immobilier agréé

**MLS® No. 8272509 (Active)**



**\$1,395/month X 1 year(s)**

**1598 Rue Decelles  
Saint-Laurent (Montréal)  
H4L 2E4**

**Region** Montréal

**Neighbourhood**

**Near** Cardinal

**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	1927
<b>Style</b>	One storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>		<b>Specifications</b>	No
<b>Year of Conversion</b>		<b>Decl. of Condominium on File</b>	No
<b>Building Type</b>	Attached	<b>Special Contribution</b>	
<b>Floor</b>	1st floor (ground floor)	<b>Meeting Minutes</b>	No
<b>Total Number of Floors</b>	2	<b>Financial Statements</b>	No
<b>Total Number of Units</b>	2	<b>Building Rules</b>	No
<b>Building Size</b>		<b>Repossession</b>	
<b>Net Living Area</b>	2,679.00 sqft	<b>Trade possible</b>	
<b>Ground Area</b>		<b>Cert. of Loc. (divided part)</b>	No
<b>Lot Size</b>		<b>File Number</b>	
<b>Lot Area</b>		<b>Possession Date</b>	5 days PP/PR Accepted
<b>Cadastre</b>		<b>Deed of Sale Signature</b>	
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>	<b>Expenses/Energy (annual)</b>	
<b>Year</b>		<b>Municipal</b>	<b>Condo Fees</b>	
<b>Lot</b>		<b>School</b>	<b>Common Exp.</b>	
<b>Building</b>		<b>Infrastructure</b>	<b>Electricity</b>	
		<b>Water</b>	<b>Oil</b>	
			<b>Gas</b>	
<b>Total</b>		<b>Total</b>	<b>Total</b>	

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

No. of Rooms	7	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	11.1 X 13.9 ft	Wood		
GF	Dining room	11.1 X 8.8 ft	Wood		
GF	Kitchen	15 X 7.1 ft	Ceramic		
GF	Master bedroom	11.3 X 13 ft	Wood		
GF	Bedroom	11.1 X 10.7 ft	Wood		
GF	Bedroom	7.1 X 10.4 ft	Wood		
GF	Family room	13.1 X 9.7 ft	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>	Driveway (1)
<b>Energy/Heating</b>	Electricity	<b>Driveway</b>	Asphalt
<b>Heating System</b>	Forced air	<b>Garage</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Carport</b>	
<b>Bathroom</b>		<b>Lot</b>	
<b>Washer/Dryer (installation)</b>		<b>Topography</b>	
<b>Fireplace-Stove</b>		<b>Distinctive Features</b>	
<b>Kitchen Cabinets</b>		<b>Water (access)</b>	
<b>Equipment/Services</b>	Central vacuum cleaner system installation, Alarm system (not connected)	<b>View</b>	
		<b>Proximity</b>	CEGEP, Elementary school, High school, Metro, Public transportation

## Inclusions

Oven, refrigerator, dishwasher, washing and drying machine, central vacuum cleaner and accessories, dehumidifier, alarm system (not attached), parking space.

## Exclusions

Heating, hot water, electricity.

## MLS® Remarks

1st floor located in the old St-Laurent. Beautiful details: wood floors, alcove shaped door between the kitchen and the family room. Renovated kitchen and big basement. Terrace with access to a private yard.

## Addendum

Lease available for 1 year.

Possibility of renewal.

1 parking space.

## Seller's Declaration

No