



**François Bissonnette**, Chartered real estate agent

**REALTA**

Chartered real estate broker  
1295, AVENUE VAN HORNE  
OUTREMONT (QC) H2V 1K5

514-789-2889 / 514-789-2889  
francois@realta.ca  
http://www.realta.ca

**REALTA**  
courtier immobilier agréé

**MLS® No. 8246951 (Active)**



**\$1,200,000**

**410 Rue des Récollets, apt. 401  
Ville-Marie (Montréal)  
H2Y 1W2**

**Region** Montréal  
**Neighbourhood** Old Montréal  
**Near** Ste-Hélène  
**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	1868, Century
<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>	4th floor	<b>Meeting Minutes</b>	No
<b>Total Number of Floors</b>	4	<b>Financial Statements</b>	No
<b>Total Number of Units</b>		<b>Building Rules</b>	No
<b>Building Size</b>		<b>Repossession</b>	No
<b>Net Living Area</b>	2,638.00 sqft	<b>Trade possible</b>	
<b>Ground Area</b>		<b>Cert. of Loc. (divided part)</b>	Yes (2006)
<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>	2736562, 2736537, 2736538	<b>Deed of Sale Signature</b>	27 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>	\$8,065 (2009)	<b>Condo Fees (\$631/month)</b>	\$7,572
<b>Lot</b>	\$97,800	<b>School</b>	\$1,697 (2009)	<b>Common Exp.</b>	
<b>Building</b>	\$565,600	<b>Infrastructure</b>		<b>Electricity</b>	\$2,100
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$663,400	<b>Total</b>	\$9,762	<b>Total</b>	\$9,672

<b>Room(s) and Outdoor Feature(s)</b>					
<b>No. of Rooms</b>	5	<b>No. of Bedrooms</b>	2+0	<b>No. of Bathrooms and Powder Rooms</b>	1+1
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
4	Living room	62 X 24.6 ft irr	Wood	Dining room attached	
4	Kitchen	17.9 X 8.7 ft irr	Wood		
4	Master bedroom	29.6 X 11.7 ft irr	Wood		
4	Bathroom	13.2 X 14.6 ft	Ceramic	en suite	
4	Powder room	6 X 5 ft	Ceramic		
4	Laundry room	9.5 X 10.6 ft	Ceramic		

5e niveau	Bedroom	15.11 X 13.3 ft	Wood	
<b>Outdoor features</b>		<b>Size</b>		<b>Cadastre</b>
terrasse		16 X 25 ft		

<b>Features</b>				
<b>Sewage System</b>	Municipality		<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality		<b>Renovations</b>	
<b>Siding</b>	Vinyl		<b>Pool</b>	
<b>Windows</b>	PVC		<b>Cadastre - Parking</b>	Garage - 2 (2736537-38)
<b>Window Type</b>	Sliding		<b>Parking</b>	Garage (2)
<b>Energy/Heating</b>	Electricity		<b>Driveway</b>	
<b>Heating System</b>	Forced air		<b>Garage</b>	Tandem
<b>Basement</b>			<b>Carport</b>	
<b>Bathroom</b>			<b>Lot</b>	
<b>Washer/Dryer (installation)</b>			<b>Topograpy</b>	
<b>Fireplace-Stove</b>			<b>Distinctive Features</b>	
<b>Kitchen Cabinets</b>	Melamine		<b>Water (access)</b>	
<b>Equipment/Services</b>	Elevator(s), Central air conditioning, Sprinklers, Central vacuum cleaner system installation, Intercom		<b>View</b>	View of the city
			<b>Proximity</b>	Bicycle path, Highway

<b>Inclusions</b>
Refrigerator, stove, washer and dryer, metal artifact in living room.

<b>Exclusions</b>
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<b>MLS® Remarks</b>
Beautiful corner unit located in one of the best Old Montreal areas, in the heart of the action: nearby restaurants, cafés, art galleries. Beautiful blend of modernity and simplicity with a touch of elegance. Spiral staircase to access mezzanine and terrace.

<b>Addendum</b>
Additional information:
Many skylights
Ceiling heights: 11 ft and 9 ft
Beautiful hardwood floors
Large bathroom, extra-wide shower, mosaic type ceramic
Nice alcove type windows
Storage unit #L-14
Tandem parking

<b>Seller's Declaration</b>	No
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