



François Bissonnette, Chartered real estate agent

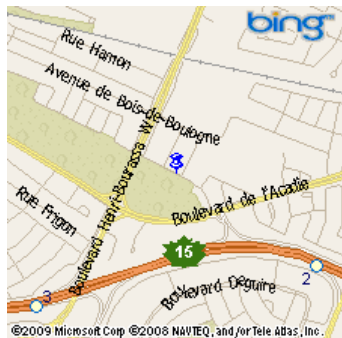
REALTA

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REALTA
courtier immobilier agréé

MLS® No. 8259399 (Active)



\$139,500

1570 Rue Robert-Charbonneau, apt. 306
Ahuntsic-Cartierville (Montréal)
H4N 2Y1

Region Montréal
Neighbourhood Nouveau Bordeaux
Near Bois-de-Boulogne
Body of Water

Property Type	Apartment	Year Built	1986
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	No
Year of Conversion		Decl. of Condominium on File	Yes
Building Type	Attached	Special Contribution	
Floor	3rd floor	Meeting Minutes	No
Total Number of Floors	6	Financial Statements	No
Total Number of Units		Building Rules	Yes
Building Size		Repossession	No
Net Living Area	630.00 sqft	Trade possible	
Ground Area		Cert. of Loc. (divided part)	No
Lot Size		File Number	
Lot Area		Possession Date	30 days PP/PR Accepted
Cadastre	20-986-1, 20-986-2, 20-986-306	Deed of Sale Signature	27 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2007	Municipal	\$1,182 (2009)	Condo Fees (\$114/month)	\$1,368
Lot	\$10,700	School	\$269 (2009)	Common Exp.	
Building	\$104,300	Infrastructure		Electricity	\$490
		Water		Oil	
				Gas	
Total	\$115,000	Total	\$1,451	Total	\$1,858

Room(s) and Outdoor Feature(s)				
No. of Rooms		No. of Bedrooms		No. of Bathrooms and Powder Rooms
3		1+0		1+0
Level	Room	Size	Floor Covering	Additional Information
3	Living room	14.10 X 20.4 ft	Laminate floor	Dining room adjacent
3	Kitchen	9 X 8 ft	Linoleum	
3	Master bedroom	11.9 X 14.1 ft	Parquetry	
3	Bathroom	7.5 X 14.3 ft	Ceramic	Laundry room adjacent

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	
Windows		Cadastre - Parking	
Window Type		Parking	
Energy/Heating	Electricity	Driveway	
Heating System	Electric baseboard units	Garage	
Basement		Carport	
Bathroom		Lot	
Washer/Dryer (installation)		Topograpy	
Fireplace-Stove		Distinctive Features	
Kitchen Cabinets	Melamine	Water (access)	
Equipment/Services	Mobility impaired accessible, Elevator(s), Intercom, Water-Heater	View	
		Proximity	CEGEP, Elementary school, High school, Highway, Hospital, Park, Public transportation

Inclusions

Curtains and blinds where installed

Exclusions

MLS® Remarks

Condo located in a quiet area. Illuminated rooms. Well sound-proofed. Near Marcelin-Wilson Park and the major highways.

Addendum

Additional information:8 feet high ceiling.One locker space

Seller's Declaration

No