



François Bissonnette, Chartered real estate agent

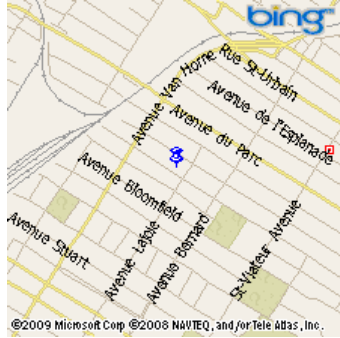
REALTA

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REALTA
courtier immobilier agréé

MLS® No. 8264738 (Active)



\$349,000

**719 Av. Querbes
Outremont (Montréal)
H2V 3W8**

Region Montréal

Neighbourhood

Near Lajoie

Body of Water

Property Type	Apartment
Style	One storey
Condominium Type	Divided
Year of Conversion	1989
Building Type	Attached
Floor	1st floor (ground floor)
Total Number of Floors	3
Total Number of Units	3
Building Size	
Net Living Area	1,060.00 sqft
Ground Area	
Lot Size	
Lot Area	
Québec Cadastre	1355330,1355331,1354092

Year Built	1927
Expected Delivery Date	
Specifications	No
Decl. of Condominium on File	Yes
Special Contribution	
Meeting Minutes	No
Financial Statements	No
Building Rules	No
Repossession	No
Trade possible	
Cert. of Loc. (divided part)	Yes (1989)
File Number	
Possession Date	30 days PP/PR Accepted
Deed of Sale Signature	27 days PP/PR Accepted

Zoning

Municipal Assessment

Taxes (annual)

Expenses/Energy (annual)

Year	2009	Municipal	\$2,656 (2009)	Condo Fees (\$120/month)	\$1,440
Lot	\$67,500	School	\$652 (2009)	Common Exp. (\$23/month)	\$267
Building	\$206,700	Infrastructure			
		Water		Electricity	\$1,447
				Oil	
				Gas	
Total	\$274,200	Total	\$3,308	Total	\$3,154

Room(s) and Outdoor Feature(s)

No. of Rooms	6	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	11.9 X 11.6 ft	Wood		
GF	Dining room	11.9 X 12 ft	Wood		
GF	Master bedroom	11.10 X 11.5 ft	Wood		
GF	Office	8.5 X 9.11 ft	Wood		
GF	Bedroom	11.9 X 11.7 ft	Wood		
GF	Kitchen	11.8 X 13.6 ft	Linoleum		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding	Brick	Pool	
Windows	Wood	Cadastre - Parking	
Window Type	Casement	Parking	Driveway (1)
Energy/Heating	Electricity, Natural gas	Driveway	Asphalt
Heating System	Electric baseboard units, Hot water	Garage	
Basement	6 feet and more, Unfinished	Carport	
Bathroom		Lot	
Washer/Dryer (installation)	Laundry Room (Basement 1)	Topography	
Fireplace-Stove		Distinctive Features	
Kitchen Cabinets	Wood	Water (access)	
Equipment/Services		View	
		Proximity	Elementary school, High school, Metro, Park, Public transportation

Inclusions

Refrigerator, oven, dishwasher, blinds, curtains where installed.

Exclusions

Curtain rails.

MLS® Remarks

In a charming triplex on Querbes. Condominium with lots of authenticity and harmonial colors. Beautiful wood details, picture rails and mouldings. Warm atmosphere. Close to shops, groceries and restaurants. Close from Bernard and it's sought after neighbourhood.

Addendum

One closed storage space in the basement (currently a workshop) as well as another open space.

Shared laundry room, currently used by the 1st floor.

One parking space behind, in the center.

Seller's Declaration

No