



**François Bissonnette**, Chartered real estate agent

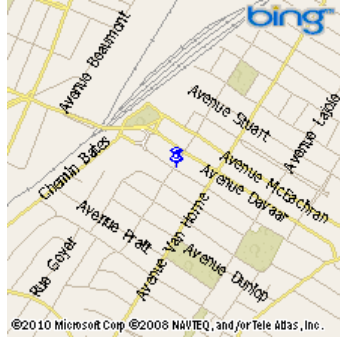
**REALTA**

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**REALTA**  
courtier immobilier agréé

**MLS® No. 8276667 (Active)**



**\$599,000**

**859 Av. Rockland  
Outremont (Montréal)  
H2V 2Z8**

**Region** Montréal  
**Neighbourhood**  
**Near** Van Horne  
**Body of Water**

<b>Property Type</b>	Apartment
<b>Style</b>	One storey
<b>Condominium Type</b>	Divided
<b>Year of Conversion</b>	1997
<b>Building Type</b>	Attached
<b>Floor</b>	1st floor (ground floor)
<b>Total Number of Floors</b>	2
<b>Total Number of Units</b>	2
<b>Building Size</b>	
<b>Net Living Area</b>	1,480.00 sqft
<b>Ground Area</b>	
<b>Lot Size</b>	38 X 102 ft
<b>Lot Area</b>	3,888.00 sqft
<b>Québec Cadastre</b>	1354872,1354874,1354873
<b>Zoning</b>	Residential

<b>Year Built</b>	1931
<b>Expected Delivery Date</b>	
<b>Specifications</b>	No
<b>Decl. of Condominium on File</b>	Yes
<b>Special Contribution</b>	
<b>Meeting Minutes</b>	No
<b>Financial Statements</b>	No
<b>Building Rules</b>	No
<b>Repossession</b>	No
<b>Trade possible</b>	
<b>Cert. of Loc. (divided part)</b>	Yes (1997)
<b>File Number</b>	
<b>Possession Date</b>	90 days PP/PR Accepted
<b>Deed of Sale Signature</b>	85 days PP/PR Accepted

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2007	<b>Municipal</b>	\$4,850 (2009)	<b>Condo Fees (\$161/month)</b>	\$1,925
<b>Lot</b>	\$168,900	<b>School</b>	\$1,124 (2009)	<b>Common Exp.</b>	
<b>Building</b>	\$318,300	<b>Infrastructure</b>		<b>Electricity</b>	\$2,631
		<b>Water</b>		<b>Oil</b>	\$1,881
				<b>Gas</b>	\$515
<b>Total</b>	\$487,200	<b>Total</b>	\$5,974	<b>Total</b>	\$6,952

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

No. of Rooms	9	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	18.10 X 15.9 ft	Wood	Fireplace-Stove. Wood fire place	
GF	Dining room	12.7 X 14.3 ft	Wood		
GF	Kitchen	8.6 X 16.7 ft	Ceramic	Dinette+cooker	
GF	Master bedroom	12.10 X 11.3 ft	Wood	Walk-in	
GF	Bedroom	10.9 X 12.9 ft	Wood		
GF	Bedroom	10.7 X 11 ft	Wood		
GF	Office	7.3 X 8 ft	Wood		
BA1	Family room	17.5 X 13.6 ft	Wood	Fireplace-Stove. Wood fire place	

BA1	Office	10.7 X 9.9 ft	Carpet	
BA1	Bathroom	13.1 X 6.8 ft	Ceramic	Laundry room attached

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	Kitchen - 2005 (\$25,000), Plumbing - 2005 (\$3,400), Masonry - 2002 (\$10,409)
<b>Siding</b>	Brick	<b>Pool</b>	
<b>Windows</b>	Wood	<b>Cadastre - Parking</b>	
<b>Window Type</b>	Sliding	<b>Parking</b>	Driveway (1), Garage (1)
<b>Energy/Heating</b>	Dual energy, Electricity, Heating oil	<b>Driveway</b>	
<b>Heating System</b>	Hot water	<b>Garage</b>	Built-in, Single width
<b>Basement</b>	6 feet and more, Finished basement, Outdoor entrance	<b>Carport</b>	
<b>Bathroom</b>		<b>Lot</b>	
<b>Washer/Dryer (installation)</b>	Laundry Room (Basement 1)	<b>Topography</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Distinctive Features</b>	
<b>Kitchen Cabinets</b>	Wood	<b>Water (access)</b>	
<b>Equipment/Services</b>		<b>View</b>	
		<b>Proximity</b>	Elementary school, High school, Hospital, Metro, Public transportation, University

## Inclusions

Cooker, refrigerator in the 1st floor, dishwasher.

## Exclusions

5 electric suspension (3 in bedrooms, 1 in office, 1 dining room), refrigerator in basement, washer and dryer.

## MLS® Remarks

Northern section of Outremont: Stunning ground-floor apartment in a classic Outremont duplex. Gorgeous woodwork enhances the understated yet authentic ambiance. Cozy and inviting backyard. Located near services, schools and transportation.

## Addendum

Share: 55%

Co-ownership includes:

Reserve funds: \$990/year

Property insurance: \$935/year

Electricity costs are shared as follows:

\$1,066 for personal use of the ground-floor

\$1,565 for heating (divided according to a 55% share)

Gas costs include:

Water heater, stove, outside grill (BBQ)

Kitchen completely renovated in 2005:

Cherry cabinets

Mouldings

Heated floor

Plumbing, electricity redone

Gas line for stove (220v outlet still in place)

Maintenance work divided based on share.

Several upgrades:

2008: Rear asphalt  
2006: Reroofing  
2002: Repointing

Front stairs rebuilt

Receipts available upon request.

Basement fireplace condemned.

Working ground-floor fireplace. Compliance to be verified.

Bi-energy heating system currently being financed.  
Payments will be made from reserve funds.

**Seller's Declaration**

No