



François Bissonnette, Chartered real estate agent

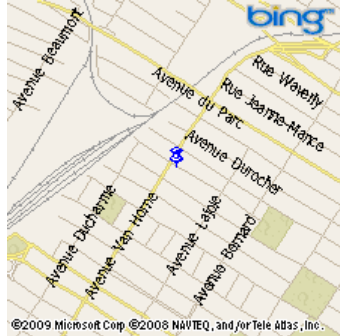
REALTA

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REALTA
courtier immobilier agréé

MLS® No. 8279264 (Active)



\$335,000

**787 Av. De L'Épée
Outremont (Montréal)
H2V 3V1**

Region Montréal
Neighbourhood
Near Van Horne
Body of Water

Property Type	Apartment	Year Built	1926
Style	One storey	Expected Delivery Date	
Condominium Type	Undivided Share 50 %	Specifications	No
Year of Conversion		Decl. of Condominium on File	Yes
Building Type	Semi-detached	Special Contribution	
Floor	1st floor (ground floor)	Meeting Minutes	No
Total Number of Floors	2	Financial Statements	No
Total Number of Units	2	Building Rules	No
Building Size	25 X 45 ft	Repossession	No
Net Living Area	1,034.00 sqft	Trade possible	
Ground Area		Cert. of Loc. (divided part)	Yes (2004)
Lot Size	25 X 64 ft	File Number	
Lot Area	1,600.00 sqft	Possession Date	30 days PP/PR Accepted
Québec Cadastre	1351126	Deed of Sale Signature	27 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2008	Municipal	\$1,861 (2009)	Condo Fees (\$29/month)	\$345
Lot	\$46,100	School	\$441 (2009)	Common Exp.	
Building	\$324,200	Infrastructure		Electricity	\$735
		Water		Oil	
				Gas	\$1,100
Total	\$370,300	Total	\$2,302	Total	\$2,180

Room(s) and Outdoor Feature(s)

No. of Rooms	6	No. of Bedrooms	1+1	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	13.9 X 21.6 ft	Wood	Double	
GF	Kitchen	10.9 X 13.3 ft	Wood		
GF	Master bedroom	9.9 X 17.1 ft	Wood		
BA1	Bedroom	13.3 X 13.9 ft	Ceramic	sdb att-douche	
BA1	Family room	8.8 X 20.4 ft	Ceramic	céramique	
BA1	Storage	12.2 X 9.2 ft	Ceramic		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	Plumbing - 1990 (\$592), Roof covering - 2006 (\$9,000), Gas Water Heater - 2007 (\$990)
Siding	Brick	Pool	
Windows		Cadastre - Parking	
Window Type		Parking	
Energy/Heating	Natural gas	Driveway	Pavement
Heating System	Hot water	Garage	
Basement	6 feet and more, Finished basement	Carport	
Bathroom		Lot	
Washer/Dryer (installation)		Topograpy	
Fireplace-Stove		Distinctive Features	
Kitchen Cabinets		Water (access)	
Equipment/Services		View	
		Proximity	High school, Metro, Public transportation

Inclusions

Refrigerator,built in wall oven, hotplate, central vacuum cleaner and it's accessories,decorative fireplace.

Exclusions

Sconces in living room.

MLS® Remarks

Ground floor of a nice duplex apartment. Personally decorated and with a great atmosphere. Woodworks, chair rails, stained glass windows and decorative fireplace adorn the living space. Small and friendly yard. Nearby the restaurants and shops of Van Horne. Metro station and bus nearby. Several schools.

Addendum

Sarre of 50 %

Condo Fees: Insurance separated by quota.

Right of way in the back yard no. 1,501,819.

Easement views N° 1,468,699.

Mortgage has to be with National Bank.

20% cash required.

Notary will be Me Louise Giguère.

2007 : Landscaping of the frontyard.

Seller's Declaration

No