



François Bissonnette, Chartered real estate agent

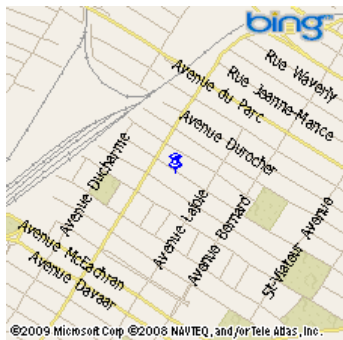
REALTA

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REALTA[®]
courtier immobilier agréé

MLS® No. 8281610 (Active)



\$419,000

**745 Av. Bloomfield
Outremont (Montréal)
H2V 3S4**

Region Montréal

Neighbourhood

Near Lajoie

Body of Water

Property Type	Apartment	Year Built	1912
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	No
Year of Conversion	1989	Decl. of Condominium on File	Yes
Building Type	Attached	Special Contribution	
Floor	3rd floor	Meeting Minutes	No
Total Number of Floors	3	Financial Statements	No
Total Number of Units	3	Building Rules	No
Building Size		Repossession	No
Net Living Area	1,217.00 sqft	Trade possible	
Ground Area		Cert. of Loc. (divided part)	Yes (2006)
Lot Size		File Number	
Lot Area		Possession Date	120 days PP/PR Accepted
Québec Cadastre	1355316,1355317,1354072	Deed of Sale Signature	117 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2009	Municipal	\$2,959 (2009)	Condo Fees (\$200/month)	\$2,400
Lot	\$61,000	School	\$733 (2009)	Common Exp.	
Building	\$247,100	Infrastructure		Electricity	\$311
		Water		Oil	
				Gas	
Total	\$308,100	Total	\$3,692	Total	\$2,711

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	
3	Hall	7.10 X 16.6 ft	Wood	Skylight	
3	Living room	11.1 X 21.2 ft	Wood		
3	Dining room	11.11 X 13 ft irr	Wood		
3	Kitchen	11.1 X 12 ft irr	Wood		
3	Master bedroom	11.3 X 11.11 ft	Wood		
3	Bedroom	12.1 X 9.4 ft	Wood	Balcony	
3	Dinette	9.1 X 9.6 ft	Ceramic	Washer and dryer	

3	Bathroom	8.4 X 4.9 ft	Ceramic
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Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding	Stone	Pool	
Windows	Wood	Cadastre - Parking	
Window Type	Casement, Guillotine	Parking	Driveway (1)
Energy/Heating	Natural gas	Driveway	
Heating System	Hot water	Garage	
Basement		Carport	
Bathroom		Lot	
Washer/Dryer (installation)		Topograpy	
Fireplace-Stove		Distinctive Features	
Kitchen Cabinets	Wood	Water (access)	
Equipment/Services	Wall-mounted air conditioning, Alarm system (connected)	View	
		Proximity	Elementary school, Metro, Park, Public transportation

Inclusions

Refrigerator, stove, dishwasher, microwave, (no warranty) blinds, Shower curtains.

Exclusions

Washer and dryer, curtains, fixtures in the dining room, speakers in the dining room, stained glass window in the 2nd room.

MLS® Remarks

Spacieux condo au 3e étage d'un très beau triplex. Magnifique appartement qui s'inscrit sous le signe de la lumière. Espace de vie à aire ouverte, ambiance raffinée, aux couleurs douces et subtiles rehaussées par la luminosité. Jolis détails : les vitraux, moulures et puits de lumière.

Addendum

Quote-part : 33.6 %

Droits de premier refus (déjà obtenus)

Les frais de copropriétés incluent :

Chauffage(gaz)

Assurances

Électricité (parties communes)

Déneigement

Hauteur des plafonds : 9'

Toilette et salle de bains séparées.

Chauffe-eau individuel et récent.

Chaudière au gaz récente.

Un espace de rangement au sous-sol:

Un grand casier verrouillé et espace supplémentaire

Stationnement à l'arrière et/ou sur le côté de l'immeuble.

Seller's Declaration

No