



François Bissonnette, Chartered real estate agent

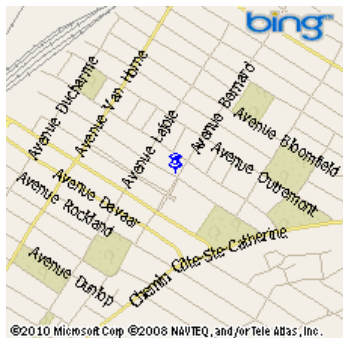
REALTA

Chartered real estate broker
1295, AVENUE VAN HORNE
OUTREMONT (QC) H2V 1K5

514-789-2889 / 514-789-2889
francois@realta.ca
http://www.realta.ca

REALTA®
courtier immobilier agréé

MLS® No. 8281439 (Active)



\$299,000

1425 Av. Bernard, apt. 6
Outremont (Montréal)
H2V 1W4

Region Montréal
Neighbourhood
Near Wiseman
Body of Water

Property Type	Apartment	Year Built	1947
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	1st floor (ground floor)	Meeting Minutes	Yes
Total Number of Floors		Financial Statements	Yes
Total Number of Units	17	Building Rules	No
Building Size		Repossession	No
Net Living Area	943.00 sqft	Trade possible	
Ground Area		Cert. of Loc. (divided part)	Yes (2007)
Lot Size		File Number	
Lot Area		Possession Date	60 days PP/PR Accepted
Québec Cadastre	1512703, 1354700	Deed of Sale Signature	57 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2010	Municipal	\$2,261 (2009)	Condo Fees (\$24/month)	\$287
Lot	\$49,000	School	\$547 (2009)	Common Exp.	
Building	\$173,000	Infrastructure		Electricity	\$373
		Water		Oil	
				Gas	
Total	\$222,000	Total	\$2,808	Total	\$660

Room(s) and Outdoor Feature(s)				
No. of Rooms	No. of Bedrooms		No. of Bathrooms and Powder Rooms	
5	2+0		1+0	
Level	Room	Size	Floor Covering	Additional Information
GF	Living room	10.1 X 19.3 ft	Wood	
GF	Dining room	9.7 X 16.4 ft	Wood	
GF	Kitchen	10.9 X 13.8 ft	Ceramic	
GF	Master bedroom	9.9 X 14.5 ft	Wood	
GF	Bedroom	9.6 X 9.3 ft	Wood	
GF	Bathroom	6.5 X 5.2 ft	Ceramic	
GF	Hall	6.9 X 10.5 ft	Wood	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding	Brick	Pool	
Windows		Cadastre - Parking	
Window Type		Parking	
Energy/Heating	Natural gas	Driveway	
Heating System	Hot water	Garage	
Basement		Carport	
Bathroom	Ensuite bathroom	Lot	
Washer/Dryer (installation)	Other (Other)	Topography	
Fireplace-Stove		Distinctive Features	
Kitchen Cabinets	Wood	Water (access)	
Equipment/Services	Laundry room	View	
		Proximity	Elementary school, Metro, Park, Public transportation

Inclusions

Lave-vaisselle, cuisinière, réfrigérateur, laveuse, stores là où installés (électro tous sans garantie).

Exclusions

MLS® Remarks

Miraflor, un très bel immeuble impeccablement entretenu. Fort joli condo au premier étage. Belle configuration des pièces pour favoriser la circulation de la lumière. Localisation exceptionnelle sur la rue Bernard. Un style de vie citadin, à proximité des restos, des épiceries et des beaux parcs d'Outremont.

Addendum

Quote-part : 5.56 %

Les frais de condo incluent :

Eau chaude, assurances, entretien et concierge.

1 espace de rangement au sous-sol (no 6).

Cotisation spéciale pour travaux de maçonnerie:
133\$/ mois jusqu'au 30 juillet 2010.

Possibilité de location d'un stationnement extérieur.

Seller's Declaration

No