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REALTA

Chartered real estate broker

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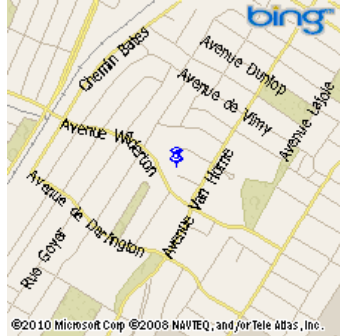
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REALTA
courtier immobilier agréé

MLS® No. 8295051 (Active)



\$649,000

6259A Ch. Hillsdale
Côte-des-Neiges/Notre-Dame-de-Grâce (Montréal)
H3S 2M8

Region Montréal
Neighbourhood Côte-des-Neiges
Near Van Horne
Body of Water

Property Type	Apartment	Year Built	2006
Style	Two or more storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Decl. of Condominium on File	Yes
Building Type	Attached	Special Contribution	
Floor	3rd floor	Meeting Minutes	Yes
Total Number of Floors	4	Financial Statements	
Total Number of Units		Building Rules	
Building Size		Repossession	No
Net Living Area	2,042.00 sqft	Trade possible	
Ground Area		Cert. of Loc. (divided part)	Yes (2006)
Lot Size		File Number	
Lot Area		Possession Date	90 days PP/PR Accepted
Québec Cadastre	3 580 035, 3 580 058, 3 580 066, 3 580 078	Deed of Sale Signature	87 days PP/PR Accepted
Zoning			

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2010	Municipal	\$5,543 (2010)	Condo Fees (\$459/month)	\$5,508
Lot	\$69,200	School	\$1,306 (2009)	Common Exp.	
Building	\$410,800	Infrastructure		Electricity	\$1,712
		Water		Oil	
				Gas	
Total	\$480,000	Total	\$6,849	Total	\$7,220

Room(s) and Outdoor Feature(s)				
No. of Rooms		No. of Bedrooms		No. of Bathrooms and Powder Rooms
7		4+0		2+1
Level	Room	Size	Floor Covering	Additional Information
3	Living room	20.4 X 18.10 ft	Wood	balcon
3	Dining room	14.4 X 13.6 ft	Wood	
3	Kitchen	13.4 X 17.4 ft	Wood	balcon
3	Office	9.9 X 8.6 ft	Wood	
4	Master bedroom	16.2 X 16.8 ft	Wood	balcon-vue
4	Bathroom	9.11 X 8.11 ft	Ceramic	
4	Bedroom	10 X 11.5 ft	Wood	balcon

4	Bedroom	9.7 X 10.10 ft	Wood
4	Bathroom	7.5 X 5.2 ft	Ceramic
4	Laundry room	7.7 X 5.3 ft	Ceramic

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding	Brick	Pool	
Windows	PVC	Cadastre - Parking	
Window Type	Casement	Parking	Garage (2)
Energy/Heating	Electricity	Driveway	
Heating System	Convection baseboards, Electric baseboard units	Garage	Built-in, Heated, Tandem
Basement		Carport	
Bathroom	Ensuite bathroom, Separate shower	Lot	
Washer/Dryer (installation)	Other (4th level)	Topography	
Fireplace-Stove		Distinctive Features	Cul-de-sac
Kitchen Cabinets		Water (access)	
Equipment/Services	Elevator(s), Central air conditioning, Fire detector (not connected), Sprinklers, Electric garage door opener	View	Panoramic, View of the city
		Proximity	Elementary school, High school, Hospital, Public transportation, University

Inclusions

Refrigerator, stove, dishwasher, washer, dryer (without warranty). Blinds were installed.

Exclusions

MLS® Remarks

Exceptionally charming apartment bathed in sunlight. This large 2000 sq. ft. condo is spread over two floors. The southwest-facing living room boasts a view of Mont Royal, while the north-facing kitchen offers glimpses of the Laurentian Mountains off on the horizon.

Addendum

Jardins Hillside:

Located near the Sanctuaire du Mont Royal, its sports centre, clinic and various businesses. Very quiet dead end street.

Three-story apartment with second-floor main entrance, third-floor public spaces and fourth-floor private spaces. Elevator leading directly to the garage. Generously-sized rooms, spectacular views from several rooms.

Master bedroom: large walk-in closet, two additional closets, en-suite bathroom with separate bath and shower.

Large doors and windows open onto a balcony.

Skylights.

Wood stairs.

Turnkey apartment.

Seller's Declaration

No