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REALTA
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Centris No. 22088895 (Active)



\$459,000

5178 Rue Berri
Montréal (Le Plateau-Mont-Royal)
H2J 2S5

Region Montréal
Neighbourhood Le Plateau-Mont-Royal
Near Garneau
Body of Water

Property Type	Apartment	Year Built	1930
Style	One storey	Expected Delivery Date	
Condominium Type	Undivided Share 14.3%	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2015)
Building Type	Attached	Published to RFQ	Yes (2015-06-01)
Floor	3rd floor	Special Contribution	
Total Number of Floors	3	Meeting Minutes	Yes (2020)
Total Number of Units	6	Financial Statements	Yes (2020)
Building Size		Building Rules	Yes
Plan Share Area	824 sqft	Repossess./Judicial auth.	No
Building Area		Trade possible	
Lot Size	43.9 X 91.9 ft	Cert. of Loc. (divided part)	Yes (2015)
Lot Area	4,039 sqft	File Number	
Cadastre of Immovable	1 444 361 du Québec	Occupancy	2021-03-15
Cadastre of Common Portions		Deed of Sale Signature	2021-03-15
Zoning			

Municipal Assessment	Taxes (annual)	Expenses/Energy (annual)	
Year	Municipal	Condo Fees (\$293/month)	\$3,516
Lot	School	Common Exp.	
Building	Infrastructure	Electricity	\$900
	Water	Oil	
		Gas	
Total	Total	Total	\$4,416

Room(s) and Additional Space(s)					
No. of Rooms	5	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
3	Hall	3.3 X 3.3 ft	Ceramic		
3	Living room	10.9 X 12 ft	Wood		
3	Kitchen	9.1 X 13.2 ft	Ceramic	Access to the terrace	
3	Dining room	8.5 X 16.2 ft	Wood		
3	Master bedroom	11 X 10.6 ft	Wood		
3	Bedroom	8.6 X 9.8 ft	Wood		

3	Bathroom	9.2 X 6.5 ft	Ceramic
3	Den	6.8 X 6.4 ft	Wood
Additional Space	Size	Cadastre/Unit number	Description of Rights
Storage space	9.2 X 10.2 ft		Common portion for restricted use

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding	Brick	Pool	
Windows	PVC	Cadastre - Parkg (incl. pr	
Window Type	Guillotine, Sliding	Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Parkg (total)	
Heating System	Electric baseboard units	Driveway	
Basement		Garage	
Bathroom		Carport	
Washer/Dryer (installation)	Bathroom (3rd level)	Lot	
Fireplace-Stove		Topography	
Kitchen Cabinets		Distinctive Features	
Restrictions/Permissions		Water (access)	
Equipment/Services	Wall-mounted heat pump	View	
Building's Distinctive Features		Proximity	Bicycle path, Daycare centre, Elementary school, High school, Metro, Park, Public transportation
Energy efficiency		Roofing	Elastomeric membrane

Inclusions

Dishwasher

Exclusions

Refrigerator, oven, washer and dryer, built-in bed in the second bedroom, electrical suspension in the dining room.

Broker - Remarks

In the heart of Little Laurier, this beautiful apartment nestled on the 3rd floor has everything to please! Warm living rooms, preserved architectural elements that bring charm and an intimate terrace. Located a few steps away from the pretty Laurier park and its swimming pool and close to small shops and the metro, the location is very popular!

Addendum

The apartment

- A warm atmosphere
- Good configuration
- Rear terrace accessible from the kitchen
- Storage on the terrace

Location near the Petit Laurier

- A few steps from the subway station
- Close to the very pretty Laurier park and its swimming pool
- Bakeries, grocery stores, coffee shops and small businesses nearby
- Laurier School is a two minute walk away

The features

- The very pleasant location that offers an environment where it is good to live!
- The back terrace with a view of the Saint-Denis Church

Co-ownership fees include the contribution to the contingency fund, building insurance, general maintenance costs and municipal and school TAXES, all calculated by the share.

The living area is for information purposes only. A new certificate of location will be ordered with the plan of the exclusive use portion.

Undivided condo
- 20% down payment
- Mortgage with Caisse Desjardins de l'est du plateau
- Notary approved by Desjardins

Sale with legal warranty

Seller's Declaration Yes SD-61260

Financial institution at which buyer undertakes to obtain a loan

Caisse Desjardins de l'Est du Plateau

Source

REALTA, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.