



François Bissonnette, Certified Real Estate Broker

REALTA

Real Estate Agency

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REALTA
agence immobilière

MLS® No. 8329345 (Active)



\$299,000

5539 Av. Woodbury, apt. 4
Outremont (Montréal)
H3T 1S5

Region Montréal

Neighbourhood

Near Willowdale

Body of Water

Property Type	Apartment	Year Built	1935
Style	One storey	Expected Delivery Date	
Condominium Type	Undivided Share 5.3 %	Specifications	
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	4	Financial Statements	
Total Number of Units	19	Building Rules	
Building Size		Repossession	No
Living Area		Trade possible	
Ground Area		Cert. of Loc. (divided part)	No
Lot Size		File Number	
Lot Area		Possession Date	2010-07-01
Québec Cadastre	2 172 915	Deed of Sale Signature	2010-06-27
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2011	Municipal	\$27,377 (2010)	Condo Fees (\$554/month)	\$6,648
Lot	\$1,313,600	School	\$6,334 (2010)	Common Exp.	
Building	\$2,466,400	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$3,780,000	Total	\$33,711	Total	\$6,648

Room(s) and Outdoor Feature(s)

No. of Rooms	5	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	11.7 X 21.4 ft	Wood	Salle à manger	
GF	Kitchen	7.8 X 8.1 ft			
GF	Bedroom	11 X 15 ft	Wood		
GF	Bedroom	12.5 X 13 ft	Wood	Balcon	
GF	Bedroom	11.9 X 9.10 ft	Wood		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
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Water Supply	Municipality	Renovations	
Siding	Brick	Pool	
Windows	Aluminum	Cadastre - Parking	
Window Type	Guillotine	Parking	Driveway (1)
Energy/Heating	Natural gas	Driveway	Asphalt
Heating System	Hot water	Garage	
Basement	6 feet and more	Carport	
Bathroom		Lot	
Washer/Dryer (installation)	Other (Basement 1)	Topography	
Fireplace-Stove		Distinctive Features	
Kitchen Cabinets		Water (access)	
Equipment/Services	Elevator(s), Laundry room, Intercom	View	
Building's Distinctive Features		Proximity	Bicycle path, Elementary school, High school, Hospital, Metro, Public transportation, University
Energy efficiency			

Inclusions

Refrigerator, stove, dishwasher.

Exclusions

MLS® Remarks

Ground-floor apartment in a magnificent stone building boasting traditional architectural details: woodwork, mouldings, stained glass windows, beautiful staircase, typical elevator. Located in the heart of the student village, with all Université de Montréal faculties within walking distance. Very quiet neighbourhood.

Addendum

Co-ownership fees include: heating, taxes, general maintenance and insurance.

Of the total annual amount, \$1,788 (\$149/month) is allocated to taxes and \$4,861 (\$405/month) is allocated to heating, insurance and maintenance.

Apartment 4 is located in the north-west corner of the building, with the balcony facing Willowdale.

Several interesting features: cachet, gorgeous oak floors, woodwork, high ceilings.

Financing with Sun Life Financial is obligatory.

Notary: Magali Paquette.

1 storage space in the basement.

Seller's Declaration

No

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.