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**REALTA**

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OUTREMONT (QC) H2V 1K5

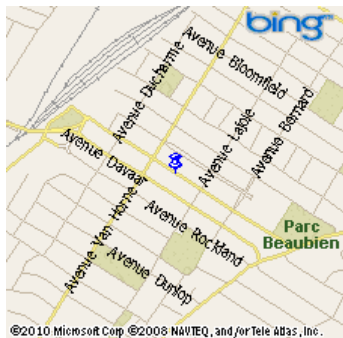
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**REALTA**  
courtier immobilier agréé

**MLS® No. 8344380 (Active)**



**\$549,000**

**768 Av. Mceachran  
Outremont (Montréal)  
H2V 3C7**

**Region** Montréal

**Neighbourhood**

**Near** Lajoie

**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	1934
<b>Style</b>	One storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Divided	<b>Specifications</b>	
<b>Year of Conversion</b>	2004	<b>Decl. of Condominium on File</b>	Yes
<b>Building Type</b>	Detached	<b>Special Contribution</b>	
<b>Floor</b>	2nd floor	<b>Meeting Minutes</b>	
<b>Total Number of Floors</b>	2	<b>Financial Statements</b>	
<b>Total Number of Units</b>	2	<b>Building Rules</b>	
<b>Building Size</b>		<b>Repossession</b>	No
<b>Net Living Area</b>	1,490.00 sqft	<b>Trade possible</b>	
<b>Ground Area</b>		<b>Cert. of Loc. (divided part)</b>	Yes (2003)
<b>Lot Size</b>		<b>File Number</b>	
<b>Lot Area</b>		<b>Possession Date</b>	2010-09-01
<b>Québec Cadastre</b>	2 871 224, 2 871 226, 2 871 227	<b>Deed of Sale Signature</b>	2010-08-27
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2010	<b>Municipal</b>	\$4,600 (2010)	<b>Condo Fees (\$109/month)</b>	\$1,300
<b>Lot</b>	\$140,300	<b>School</b>	\$1,065 (2010)	<b>Common Exp. (\$28/month)</b>	\$330
<b>Building</b>	\$320,800	<b>Infrastructure</b>		<b>Electricity</b>	\$512
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	\$2,230
<b>Total</b>	\$461,100	<b>Total</b>	\$5,665	<b>Total</b>	\$4,372

**Room(s) and Outdoor Feature(s)**

No. of Rooms	7	No. of Bedrooms	4+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
2	Hall	11.2 X 13.2 ft	Wood		
2	Living room	18.6 X 12 ft	Wood	Fireplace-Stove.	
2	Dining room	15 X 12.9 ft	Wood		
2	Kitchen	14 X 8.6 ft	Wood		
2	Master bedroom	15.11 X 10.11 ft	Wood	Powder room	
2	Bedroom	9.2 X 14.6 ft	Wood	Acces to the deck	
2	Bedroom	13.1 X 8 ft	Wood		
2	Office	7.7 X 10.2 ft	Wood		
2	Bathroom	7.3 X 7.5 ft	Ceramic		
2	Laundry room	7.4 X 5.2 ft	Ceramic		

BA1	Storage	7 X 8 ft	
<b>Outdoor features</b>		<b>Size</b>	<b>Cadastre</b>
Deck		14 X 19 ft	

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Siding</b>	Brick	<b>Pool</b>	
<b>Windows</b>	Wood	<b>Cadastre - Parking</b>	Garage - 1 (2 871 227)
<b>Window Type</b>		<b>Parking</b>	Garage (1)
<b>Energy/Heating</b>	Natural gas	<b>Driveway</b>	
<b>Heating System</b>	Hot water	<b>Garage</b>	Attached, Single width
<b>Basement</b>		<b>Carport</b>	
<b>Bathroom</b>		<b>Lot</b>	
<b>Washer/Dryer (installation)</b>	Other (2nd level)	<b>Topography</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Distinctive Features</b>	
<b>Kitchen Cabinets</b>		<b>Water (access)</b>	
<b>Equipment/Services</b>	Alarm system (not connected)	<b>View</b>	
		<b>Proximity</b>	Bicycle path, Elementary school, High school, Metro, Park, Public transportation, University

## Inclusions

Dishwasher

## Exclusions

Ceiling fixtures in the dining room and front entrance.

## MLS® Remarks

Beautiful apartment in the heart of Outremont. Bright rooms throughout, thanks to an optimal layout and the building's orientation. Light circulates freely, adding the perfect touch to distinct features like gorgeous wood floors, mouldings, fireplace and woodwork. Large terrace nestled under a tree canopy.

## Addendum

Additional information:

- Divided co-ownership, 40% share.
- Boiler room in basement doubles as storage unit.
- Interior staircase provides access to basement storage.
- West-facing terrace nestled under tree canopy.
- Garage accessible via alley.
- Reroofed: 1993

## Seller's Declaration

Yes SD-28882