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REALTA

Real Estate Agency

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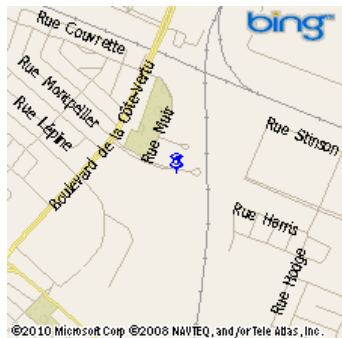
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REALTA
agence immobilière

MLS® No. 8367894 (Active)



\$349,000

**730 Boul. Montpellier, apt. 103
Saint-Laurent (Montréal)
H4L 5B3**

Region Montréal

Neighbourhood

Near Côte-Vertu

Body of Water

Property Type	Apartment	Year Built	1986
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Decl. of Condominium on File	Yes
Building Type	Detached	Special Contribution	
Floor		Meeting Minutes	
Total Number of Floors	17	Financial Statements	Yes
Total Number of Units		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	45 days PP/PR Accepted
Cadastre	2187882, 2187899, 2187985	Deed of Sale Signature	40 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2011	Municipal	\$2,733 (2009)	Condo Fees (\$294/month)	\$3,528
Lot	\$45,600	School	\$648 (2009)	Common Exp.	
Building	\$258,900	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$304,500	Total	\$3,381	Total	\$3,528

Room(s) and Outdoor Feature(s)					
No. of Rooms	7	No. of Bedrooms	4+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Hall	9.8 X 8.9 ft	Ceramic		
GF	Living room	10.7 X 14 ft	Carpet		
GF	Dining room	19.6 X 9.10 ft	Carpet		
GF	Kitchen	8.2 X 14.6 ft	Ceramic		
GF	Master bedroom	11.9 X 16.6 ft	Carpet	Salle de bains attenante	
GF	Bedroom	15.1 X 19.9 ft irr	Ceramic		
GF	Bedroom	10 X 12.2 ft irr	Laminate floor		

GF	Office	7.9 X 12.2 ft	Laminate floor
GF	Bathroom	5 X 7 ft	
Outdoor features		Size	Cadastre/Unit number
Balcony		19.9 X 6.2 ft	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding	Concrete	Pool	Heated, Indoor, Inground
Windows	Aluminum	Cadastre - Parking	
Window Type	Sliding	Parking	Garage (1)
Energy/Heating	Electricity	Driveway	
Heating System		Garage	Heated, Single width
Basement		Carport	
Bathroom	Ensuite bathroom	Lot	Landscaped
Washer/Dryer (installation)		Topography	
Fireplace-Stove		Distinctive Features	Street corner
Kitchen Cabinets		Water (access)	
Equipment/Services	Mobility impaired accessible, Elevator(s), Laundry room, Sauna	View	
Building's Distinctive Features		Proximity	CEGEP, Commuter train, Highway, Park, Public transportation
Energy efficiency			

Inclusions

Blinds and dishwasher

Exclusions

Two ceiling fixtures (living room and dining room), two wall fixtures (bedroom)

MLS® Remarks

The largest unit at 730 Montpellier: A well-configured apartment that's well-suited to a quiet lifestyle. Monochrome features offer a gorgeous sense of uniformity. A sun-filled corner unit with large rooms that is perfect for hosting. A calm environment for total comfort.

Addendum

Additional information about this co-ownership:

Share: 0.6337%

Contribution to reserve fund: \$28/month

Close to major streets

Seller's Declaration

Yes

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.