



**François Bissonnette**, Certified Real Estate Broker

**REALTA**

Real Estate Agency

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OUTREMONT (QC) H2V 1K5

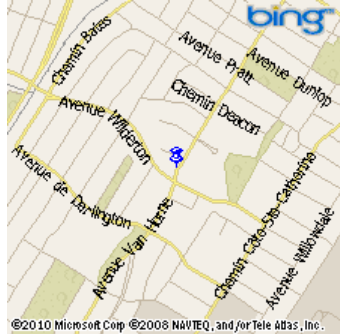
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**REALTA**  
agence immobilière

**MLS® No.** 8379499 (Active)



**\$339,000**

**2505 Av. Van Horne, apt. 4**  
**Côte-des-Neiges/Notre-Dame-de-Grâce (Montréal)**  
**H3S 1P5**

**Region** Montréal  
**Neighbourhood** Côte-des-Neiges  
**Near** Wilderton  
**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	1949
<b>Style</b>	One storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Undivided <b>Share</b> 6.04 %	<b>Specifications</b>	
<b>Year of Conversion</b>	2007	<b>Decl. of Condominium on File</b>	Yes
<b>Building Type</b>	Detached	<b>Special Contribution</b>	
<b>Floor</b>	1st floor (ground floor)	<b>Meeting Minutes</b>	
<b>Total Number of Floors</b>	3	<b>Financial Statements</b>	
<b>Total Number of Units</b>	18	<b>Building Rules</b>	
<b>Building Size</b>		<b>Repossession</b>	No
<b>Gross Living Area</b>	1,140.00 sqft	<b>Trade possible</b>	
<b>Ground Area</b>		<b>Cert. of Loc. (divided part)</b>	Yes (2006)
<b>Lot Size</b>		<b>File Number</b>	
<b>Lot Area</b>		<b>Possession Date</b>	30 days PP/PR Accepted
<b>Québec Cadastre</b>	2173723	<b>Deed of Sale Signature</b>	27 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2011	<b>Municipal</b>	\$1 (2010)	<b>Condo Fees (\$410/month)</b>	\$4,920
<b>Lot</b>	\$610,700	<b>School</b>	\$1 (2010)	<b>Common Exp.</b>	
<b>Building</b>	\$1,616,800	<b>Infrastructure</b>		<b>Electricity</b>	\$345
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	\$221
<b>Total</b>	\$2,227,500	<b>Total</b>	\$2	<b>Total</b>	\$5,486

<b>Room(s) and Outdoor Feature(s)</b>					
<b>No. of Rooms</b>	5	<b>No. of Bedrooms</b>	2+0	<b>No. of Bathrooms and Powder Rooms</b>	2+0
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
GF	Living room	11.6 X 18.3 ft	Wood		
GF	Dining room	12.9 X 12.2 ft	Wood		
GF	Kitchen	12.9 X 9.7 ft	Wood		
GF	Master bedroom	13.9 X 9.10 ft	Wood		
GF	Office	14.1 X 6.10 ft	Wood		
GF	Bedroom	15.7 X 11.1 ft	Wood		
GF	Bathroom	6.8 X 4.10 ft	Ceramic		

GF	Bathroom	6.8 X 7 ft	Ceramic	Masterbedroom
GF	Hall	5.5 X 10.5 ft	Wood	
GF	Terrace	11.8 X 8 ft	Wood	

## 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>	PVC	<b>Cadastre - Parking</b>	
<b>Window Type</b>	Casement	<b>Parking</b>	Garage (1)
<b>Energy/Heating</b>	Electricity	<b>Driveway</b>	
<b>Heating System</b>		<b>Garage</b>	Single width
<b>Basement</b>		<b>Carport</b>	
<b>Bathroom</b>		<b>Lot</b>	
<b>Washer/Dryer (installation)</b>		<b>Topography</b>	
<b>Fireplace-Stove</b>		<b>Distinctive Features</b>	
<b>Kitchen Cabinets</b>	Other	<b>Water (access)</b>	
<b>Equipment/Services</b>		<b>View</b>	
<b>Building's Distinctive Features</b>		<b>Proximity</b>	Elementary school, Hospital, Public transportation, University
<b>Energy efficiency</b>			

## Inclusions

Refrigerator, gas stove, dishwasher, washer-dryer

## Exclusions

Curtains

## MLS® Remarks

Attractive, open concept apartment that beautifully contrasts the kitchen's modern workspace and the well-preserved charming elements. A calm environment featuring soothing shades. The breakfast nook leads onto an intimate verdant terrace overlooking a small garden that can be attractively arranged.

## Addendum

The amount of municipal and school taxes are not shown because these two amounts are included in condo fees.

Coproperty fees include:  
heating and hot water for apartment  
electricity for commune area  
municipal and school taxes  
building maintenance  
insurances

Gas fees:  
gas stove

First right of refusal of 48 hours  
Mortgage must be taken at Caisse populaire des Versants du Mt-Royal.

## 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.