



François Bissonnette, Certified Real Estate Broker

REALTA

Real Estate Agency

1295, AVENUE VAN HORNE

OUTREMONT (QC) H2V 1K5

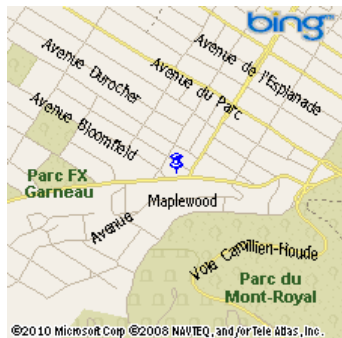
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REALTA
courtier immobilier agréé

MLS® No. 8383330 (Active)



\$489,000

**205 Ch. de la Côte-Ste-Catherine, apt. 103
Outremont (Montréal)
H2V 2A9**

Region Montréal

Neighbourhood

Near Laurier

Body of Water

Property Type	Apartment
Style	One storey
Condominium Type	Divided
Year of Conversion	
Building Type	Detached
Floor	1st floor (ground floor)
Total Number of Floors	17
Total Number of Units	60
Building Size	
Net Living Area	1,012.00 sqft
Ground Area	
Lot Size	
Lot Area	
Cadastre	1355077, 1355079, 1355078, 1513250, 1353367
Zoning	Residential

Year Built	1978
Expected Delivery Date	
Specifications	
Decl. of Condominium on File	Yes
Special Contribution	
Meeting Minutes	Yes
Financial Statements	Yes
Building Rules	Yes
Repossession	No
Trade possible	
Cert. of Loc. (divided part)	Yes (2007)
File Number	
Possession Date	30 days PP/PR Accepted
Deed of Sale Signature	27 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2010	Municipal	\$3,538 (2010)	Condo Fees (\$357/month)	\$4,284
Lot	\$43,900	School	\$841 (2010)	Common Exp.	
Building	\$305,900	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$349,800	Total	\$4,379	Total	\$4,284

Room(s) and Outdoor Feature(s)

No. of Rooms	5	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Hall	6.5 X 6.5 ft	Marble		
GF	Living room	18.1 X 13.2 ft	Wood		
GF	Dining room	13.8 X 8.7 ft	Wood		
GF	Kitchen	17 X 8.6 ft	Ceramic		
GF	Master bedroom	15.7 X 12.7 ft	Wood	walk-in	
GF	Bathroom	8.3 X 4.8 ft	Ceramic	attendant ccp	
GF	Bedroom	12.3 X 9.8 ft	Wood		
GF	Powder room	4.9 X 4.5 ft	Ceramic		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding	Concrete	Pool	
Windows	Aluminum	Cadastre - Parking	
Window Type	Sliding	Parking	Garage (1)
Energy/Heating	Electricity	Driveway	
Heating System	Electric baseboard units	Garage	Built-in, Heated, Single width
Basement		Carport	
Bathroom	Ensuite bathroom	Lot	
Washer/Dryer (installation)		Topography	
Fireplace-Stove		Distinctive Features	Street corner
Kitchen Cabinets		Water (access)	
Equipment/Services	Mobility impaired accessible, Elevator(s), Central air conditioning, Intercom	View	
Building's Distinctive Features		Proximity	Bicycle path, Elementary school, High school, Park, Public transportation
Energy efficiency			

Inclusions

Washer and dryer, microwave, kitchen, fridge and cooker hood, all brand new.

Exclusions

MLS® Remarks

Le Tournesol: an exceptional location just steps from all the services, boutiques and restaurants of Laurier St. Apartment fully redone with taste and quality workmanship. A worry-free, turnkey condo in an impeccably well-kept building. Northwest-facing with a large terrace-style balcony.

Addendum

Additional information:

Kitchen featuring cherry cupboards and quartz countertops. Close to several parks and green spaces, bike path, elementary and secondary schools, universities and hospitals.

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.