



François Bissonnette, Certified Real Estate Broker

REALTA

Real Estate Agency

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REALTA
agence immobilière

MLS® No. 8386562 (Active)



\$499,000

**115 Ch. de la Côte-Ste-Catherine, apt. 1003
Outremont (Montréal)
H2V 4R3**

Region Montréal

Neighbourhood

Near Villeneuve

Body of Water

Property Type Apartment
Style One storey
Condominium Type Divided
Year of Conversion
Building Type Detached
Floor 10th floor
Total Number of Floors 11
Total Number of Units
Building Size
Net Living Area 1,187.00 sqft
Ground Area
Lot Size
Lot Area

Québec Cadastre 1353508, 1355083, 1513383,
1355082, 1355084
Zoning Residential

Year Built 1983
Expected Delivery Date
Specifications
Decl. of Condominium on File Yes
Special Contribution
Meeting Minutes Yes
Financial Statements Yes
Building Rules
Repossession No
Trade possible
Cert. of Loc. (divided part) Yes (2009)
File Number
Possession Date 21 days PP/PR
Accepted
Deed of Sale Signature 21 days PP/PR
Accepted

Municipal Assessment

Year 2011
Lot \$69,600
Building \$345,400

Taxes (annual)

Municipal \$3,417 (2010)
School \$804 (2010)
Infrastructure
Water

Expenses/Energy (annual)

Condo Fees (\$484/month) \$5,808
Common Exp.
Electricity \$929
Oil
Gas

Total \$415,000

Total \$4,221

Total \$6,737

Room(s) and Outdoor Feature(s)

No. of Rooms 4 **No. of Bedrooms** 2+0 **No. of Bathrooms and Powder Rooms** 1+1

Level	Room	Size	Floor Covering	Additional Information
10th floor	Hall	11 X 8.10 ft	Carpet	3 closets
10th floor	Living room	10.11 X 19 ft	Carpet	Open area
10th floor	Dining room	8.3 X 12.7 ft	Carpet	Open area
10th floor	Kitchen	8.1 X 16.3 ft	Linoleum	Dinette area
10th floor	Master bedroom	11.2 X 18.2 ft	Carpet	
10th floor	Bathroom	4.11 X 9.6 ft	Ceramic	Attenante à la ccp
10th floor	Master bedroom Walk-	5.5 X 8.11 ft	Carpet	

10th floor	Bedroom	9.11 X 13.9 ft	Carpet	
Outdoor features		Size		Cadastre/Unit number
Balcony		6.1 X 12.10 ft irr		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding	Brick	Pool	Inground
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	Landscaped
Washer/Dryer (installation)	Bathroom	Topograpy	
Fireplace-Stove		Distinctive Features	
Kitchen Cabinets	Melamine	Water (access)	
Equipment/Services	Elevator(s), Central air conditioning, Sauna	View	Panoramic, View of the city
Building's Distinctive Features		Proximity	Bicycle path, Elementary school, High school, Park, Public transportation, University
Energy efficiency			

Inclusions

Exclusions

MLS® Remarks

Le Chenonceau, an exceptional location a few steps from Laurier Street and its many services. Impeccable apartment with multiple views of the Montreal skyline. Versatile kitchen with breakfast nook. Rooms benefit from various light sources and feature pale shades and ample space. Comfortable and quiet outdoor area.

Addendum

Garage:
floor G3, number 1

Storage:
floor G3, door 15, storage number 1

Sale Without Legal Warranty

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.