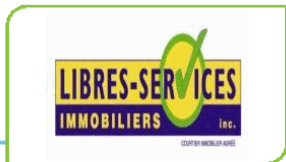


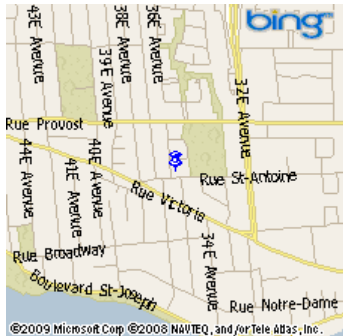


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MLS® No. 8227030 (Active)



\$199,995

3590 Rue St-Antoine, apt. 202
Lachine (Montréal)
H8T 3K2
Region Montréal
Neighbourhood West
Near 36th avenue
Body of Water

Property Type	Apartment	Year Built	1988
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	2nd floor	Meeting Minutes	No
Total Number of Floors	3	Financial Statements	Yes
Total Number of Units	7	Building Rules	Yes
Building Size		Repossession	No
Net Living Area	82.31 sqm	Trade possible	
Ground Area		Cert. of Loc. (divided part)	Yes (2005)
Lot Size		File Number	66023 8933 43 3049 001 0005
Lot Area		Possession Date	30 days PP/PR Accepted
Québec Cadastre	1551096,1551099,1551101,1551109	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2009	Municipal	\$1,642 (2009)	Condo Fees (\$96/month)	\$1,152
Lot	\$17,500	School	\$324 (2009)	Common Exp.	
Building	\$119,700	Infrastructure		Electricity	\$1,133
		Water		Oil	
				Gas	
Total	\$137,200	Total	\$1,966	Total	\$2,285

Room(s) and Outdoor Feature(s)				
No. of Rooms		No. of Bedrooms		No. of Bathrooms and Powder Rooms
5		2+0		1+0
Level	Room	Size	Floor Covering	Additional Information
2	Kitchen	9.4 X 8.8 ft irr	Wood	
2	Living room	14.10 X 13.10 ft irr	Wood	
2	Dining room	11.9 X 7 ft irr	Wood	
2	Master bedroom	12.6 X 11.5 ft	Wood	

2	Bedroom	10.9 X 9.7 ft	Wood
2	Bathroom	9.4 X 5.5 ft	Ceramic
2	laundry	3 X 5 ft	Wood
2	Walk in closet	6.11 X 5.1 ft	Wood
Outdoor features		Size	Cadastre
Balcony		13.7 X 6.5 ft irr	
Private storage unit		5.8 X 2.8 ft	1551109

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$17)
Water Supply	Municipality	Renovations	Roof covering - 2006 (\$1)
Siding	Aluminum, Brick	Pool	
Windows	Aluminum	Cadastre - Parking	Driveway - 1 (1551101)
Window Type	French door, Guillotine, Sliding	Parking	Driveway (1)
Energy/Heating	Electricity	Driveway	
Heating System	Electric baseboard units	Garage	
Basement		Carport	
Bathroom	Ensuite bathroom	Lot	
Washer/Dryer (installation)		Topograpy	
Fireplace-Stove		Distinctive Features	Street corner
Kitchen Cabinets		Water (access)	Access
Equipment/Services		View	
		Proximity	Bicycle path, Elementary school, High school, Highway, Hospital, Park, Public transportation

Inclusions

Light fixtures, alarm system, blinds.

Exclusions

Dishwasher, stove, fridge, washer and dryer.

MLS® Remarks

Best price in the area! Spacious, well decorated with lots of storage space, perfectly located condo. Large windows provide lots of natural light. Open concept living room/dining room/kitchen. Features: French doors, hardwood floors, big balcony, walk-in closet, locker in the basement, private outdoor parking.

Addendum

Excellent location. Easy access to the highways 20 and 13. 15 minutes to downtown Montreal. Two steps to the waterfront Lac St-Louis, Lachine canal bicycle path, marina, lakeshore restaurants, tennis courts, arena, municipal library. Many outdoor swimming pools located in the walking distance. Close to the beautiful park Village St-Louis. 5 minutes walk to the shopping mall. Transportation: métrobus, free taxi to the Lachine train station (18 minutes by train to the downtown Montreal).

Seller's Declaration

No



Exterior



Living room



Kitchen



Dining room



Master bedroom



Bedroom

