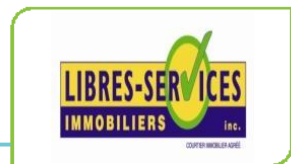


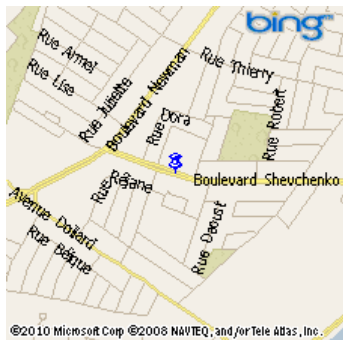


Jennifer Walker, Affiliated real estate agent
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MLS® No. 8344676 (Active)



\$177,000

1600 Boul. Shevchenko, apt. 203
LaSalle (Montréal)
H8N 3B1

Region Montréal
Neighbourhood
Near David Boyer
Body of Water

| | | | |
|-------------------------------|---------------------|-------------------------------------|--------------------------------|
| Property Type | Apartment | Year Built | 2000 |
| Style | One storey | Expected Delivery Date | |
| Condominium Type | Divided | Specifications | No |
| Year of Conversion | | Decl. of Condominium on File | Yes |
| Building Type | Detached | Special Contribution | |
| Floor | 2nd floor | Meeting Minutes | Yes |
| Total Number of Floors | 4 | Financial Statements | Yes |
| Total Number of Units | 14 | Building Rules | Yes |
| Building Size | | Repossession | No |
| Net Living Area | 625.31 sqft | Trade possible | |
| Ground Area | | Cert. of Loc. (divided part) | Yes (2003) |
| Lot Size | | File Number | 66023 9432 93 9860 001 0004 |
| Lot Area | | Possession Date | 90 days PP/PR Accepted |
| Québec Cadastre | 1501246-219-214-215 | Deed of Sale Signature | 90 days PP/PR Accepted |
| Zoning | Residential | | |

| Municipal Assessment | | Taxes (annual) | | Expenses/Energy (annual) | |
|-----------------------------|-----------|-----------------------|----------------|---------------------------------|---------|
| Year | 2010 | Municipal | \$1,757 (2010) | Condo Fees (\$120/month) | \$1,440 |
| Lot | \$13,300 | School | \$323 (2009) | Common Exp. | |
| Building | \$121,600 | Infrastructure | | Electricity | \$696 |
| | | Water | | Oil | |
| | | | | Gas | |
| | | | | insurance | \$310 |
| Total | \$134,900 | Total | \$2,080 | Total | \$2,446 |

| Room(s) and Outdoor Feature(s) | | | | |
|---------------------------------------|----------------|------------------------|-----------------------|--|
| No. of Rooms | | No. of Bedrooms | | No. of Bathrooms and Powder Rooms |
| 3 | | 1+0 | | 1+0 |
| Level | Room | Size | Floor Covering | Additional Information |
| 2 | Master bedroom | 12 X 9.6 ft irr | Wood | |
| 2 | Living room | 17.5 X 17 ft irr | Wood | Fireplace-Stove. open air |
| 2 | Kitchen | 12 X 7.3 ft irr | Ceramic | |
| 2 | Bathroom | 7.6 X 6.6 ft irr | Ceramic | wirlpool |
| 2 | Hall | 7.8 X 4.7 ft | Wood | |

Features

| | | | |
|------------------------------------|-----------------|--------------------------------|---|
| Sewage System | Municipality | Rented Equip. (monthly) | |
| Water Supply | Municipality | Renovations | |
| Siding | Brick | Pool | |
| Windows | PVC | Cadastre - Parking | Garage - 1 (1501219) |
| Window Type | | Parking | Garage (1) |
| Energy/Heating | Electricity | Driveway | |
| Heating System | | Garage | Built-in, Heated, Single width |
| Basement | | Carport | |
| Bathroom | Jacuzzi bathtub | Lot | Landscaped |
| Washer/Dryer (installation) | | Topography | |
| Fireplace-Stove | Wood fireplace | Distinctive Features | |
| Kitchen Cabinets | | Water (access) | |
| Equipment/Services | | View | |
| | | Proximity | CEGEP, Cross-country skiing, Elementary school, High school, Hospital, Metro, Park, Public transportation |

Inclusions

Light fixtures, all window coverings, garage door opener (2x).

Exclusions

All appliances and curtains in master bedroom.

MLS® Remarks

Magnificent 3.5 room condo on the second floor. Corner unit, balcony and private garage (access interior building). Building is very well insulated and has elevator. Open concept, fireplace, hardwood floors and Jacuzzi tub. Safe, great neighbours and an exceptionally run condo association. The heart of La Salle, public bus at your doorstep.

Addendum

CONDO AREA 58.1m & GARAGE 17.3m, (4.8% & 2.4% =)7.2% total expense of the condo

Servitudes:

Servitude of vue, surplomb et d'égouttement, No 5146099

Passage, No. 5142354

Bell Canada et Hydro-Québec, No. 4900798

Seller's Declaration

No



Exterior



Exterior



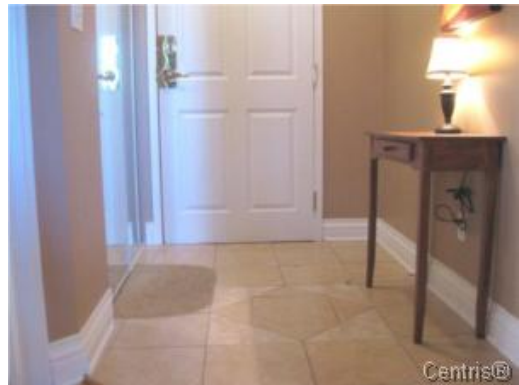
Living room



Living room



Kitchen



Hall



Exterior