



Jennifer Walker, Real Estate Broker

LES IMMEUBLES IMAGINE INC.

Real Estate Agency

41, Westminster Nord

Montréal Ouest (QC) H4X 1Y8

514-402-8444 / 514-483-2222

jenn@montreal-realestate.ca

http://www.montreal-realestate.ca



MLS® No. 8749741 (Active)



\$330,000

5600 Rue Briand, apt. 201
Le Sud-Ouest (Montréal)
H4E 0A1

Region Montréal
Neighbourhood Saint-Paul/Émard
Near St Patrick
Body of Water Lachine Canal

| | | | |
|-------------------------------|-------------------------------------|-------------------------------------|--------------------------------|
| Property Type | Apartment | Year Built | 2009 |
| 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 | Yes |
| Total Number of Floors | 6 | Financial Statements | Yes |
| Total Number of Units | 115 | Building Rules | Yes |
| Building Size | | Repossession | No |
| Net Living Area | 98.42 sqm | Trade possible | |
| Ground Area | | Cert. of Loc. (divided part) | Yes (2008) |
| Lot Size | | File Number | 66023 9735 28 6588 001 0069 |
| Lot Area | | Possession Date | 60 days PP/PR Accepted |
| Québec Cadastre | 4345888,4345900,4346444,434602 3 | Deed of Sale Signature | 60 days PP/PR Accepted |
| Zoning | Residential | | |

| Municipal Assessment | | Taxes (annual) | | Expenses/Energy (annual) | |
|----------------------|-----------|-----------------------|----------------|---------------------------------|---------|
| Year | 2012 | Municipal | \$2,237 (2012) | Condo Fees (\$182/month) | \$2,184 |
| Lot | \$14,300 | School | \$414 (2012) | Common Exp. | |
| Building | \$171,000 | Infrastructure | | Electricity | |
| | | Water | | Oil | |
| | | | | Gas | |
| Total | \$185,300 | Total | \$2,651 | Total | \$2,184 |

Room(s) and Outdoor Feature(s)

| No. of Rooms | 6 | No. of Bedrooms | 3+0 | No. of Bathrooms and Powder Rooms | 1+0 |
|--------------|----------------|-----------------|----------------|-----------------------------------|-----|
| Level | Room | Size | Floor Covering | Additional Information | |
| 2 | Kitchen | 10.9 X 8.6 ft | Ceramic | | |
| 2 | Dining room | 11 X 5.11 ft | Laminate floor | | |
| 2 | Living room | 11.5 X 11 ft | Laminate floor | | |
| 2 | Master bedroom | 15 X 9.9 ft irr | Laminate floor | | |
| 2 | Bedroom | 11.2 X 8.10 ft | Laminate floor | | |
| 2 | Bedroom | 13.4 X 9.8 ft | Laminate floor | | |
| 2 | Bathroom | 9 X 8.7 ft irr | Ceramic | | |

| | | | | |
|-------------------------|--------------|--------------|-----------------------------|----------|
| 2 | Veranda | 9.8 X 6.5 ft | Concrete | |
| 2 | Hall | 7 X 6.6 ft | Ceramic | Entrance |
| 2 | Laundry room | 6 X 3.3 ft | Ceramic | |
| Outdoor features | | Size | Cadastre/Unit number | |
| Garage | | | 4346023 | |

| | | | | |
|--|---|--|--------------------------------|---|
| Features | | | | |
| Sewage System | Municipality | | Rented Equip. (monthly) | |
| Water Supply | Municipality | | Renovations | |
| Siding | Brick | | Pool | |
| Windows | PVC | | Cadastre - Parking | Garage - 77 (4346023) |
| Window Type | Casement | | Parking | Garage (77) |
| Energy/Heating | Electricity | | Driveway | |
| Heating System | Electric baseboard units | | Garage | Built-in, Heated, Single width |
| Basement | | | Carpport | |
| Bathroom | Separate shower | | Lot | Landscaped |
| Washer/Dryer (installation) | Hallway (2nd level) | | Topograpy | |
| Fireplace-Stove | | | Distinctive Features | |
| Kitchen Cabinets | | | Water (access) | Access |
| Equipment/Services | Mobility impaired accessible, Elevator(s), Central air conditioning, Wall-mounted air conditioning, Sprinklers, Electric garage door opener | | View | |
| Building's Distinctive Features | | | Proximity | Bicycle path, Elementary school, High school, Highway, Metro, Park, Public transportation |
| Energy efficiency | | | | |

Inclusions
Fridge, stove, dishwasher, washer, dryer, remote for A/C and garage door opener and ceiling fans. Are given without legal warranty of quality at the buyer's risk.

Exclusions

MLS® Remarks
Stylish 2009 condo across from Lachine Canal and bike path. Floor to ceiling windows, laundry area, lots of storage including double locker in basement. Separate shower, deep tub, programmable thermostat and more. Close to daycare, metro, 3 buses, schools and Agrignon Mall.

Addendum
Double space for locker 1m x 2m x 3m height.
2 elevators

-Close to Gadbois Community Center: Interior pool, gym, two arenas, weight room, dojo, many recreational sports, baseball diamond.
-Daycare, elementary and high school
-15 min walk to Monk metro
-Bus 37N, 37S and 101 express to Charlevoix metro
-Carrefour Agrignon 2 min

**Declaration:
The municipal evaluation given is for the unit and the garage.

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.

Seller's Declaration Yes SD-23231

| Source | Notice of disclosure | Yes |
|---|----------------------|-----|
| LES IMMEUBLES IMAGINE INC., Real Estate Agency (Interest: Indirect) | | |
| 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. | | |



Exterior



Kitchen



Kitchen



Dining room



Living room



Master bedroom



Bathroom



Exterior



Exterior



Exterior