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Centris® No. 18548804 (Active)



\$319,000

540 Rue de Ville-Marie
Mercier/Hochelaga-Maisonneuve (Montréal)
H1V 3J6

Region Montréal
Neighbourhood Hochelaga-Maisonneuve
Near Ste Catherine
Body of Water

Property Type	Apartment	Year Built	1930
Style	Two or more storey	Expected Delivery Date	
Condominium Type	Divided Share 23%	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2013)
Building Type	Attached	Special Contribution	Yes
Floor	1st floor (ground floor)	Meeting Minutes	No
Total Number of Floors	3	Financial Statements	Yes (2015)
Total Number of Units	6	Building Rules	No
Private Portion Size		Repossession	
Plan Priv. Portion Area	147.40 sqm	Trade possible	
Building Area		Cert. of Loc. (divided part)	Yes (2013)
Lot Size		File Number	00000 0246 53 8297 000 0001
Lot Area	317.60 sqm	Occupancy	30 days PP/PR Accepted
Cadastre of Private Portion	5006797	Deed of Sale Signature	30 days PP/PR Accepted
Cadastre of Common Portions	5006798		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2012	Municipal	\$2,494 (2015)	Condo Fees (\$189/month)	\$2,268
Lot	\$41,600	School	\$1,035 (2015)	Common Exp. (\$46/month)	\$552
Building	\$248,400	Infrastructure		Special assessment	
		Water		Electricity	\$1,363
				Oil	
				Gas	
Total	\$290,000	Total	\$3,529	Total	\$4,183

Room(s) and Additional Space(s)				
No. of Rooms	7	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms 2+0
Level	Room	Size	Floor Covering	Additional Information
GF	Living room	13.3 X 10.1 ft	Wood	
GF	Dining room	14.1 X 10.1 ft	Wood	possible bedroom

GF	Kitchen	12.10 X 11.10 ft	Ceramic	
GF	Bathroom	6 X 6.7 ft	Ceramic	
GF	Master bedroom	13.3 X 12.4 ft	Wood	
BA1	Playroom	46.4 X 12.9 ft irr	Laminate floor	2 bedrooms possible
BA1	Bathroom	13.8 X 4.10 ft	Ceramic	
BA1	Storage	14.2 X 7.10 ft	Concrete	
GF	Veranda	16 X 9 ft	Wood	

Features

Sewage System	Municipality	Rented Equip. (monthly)
Water Supply	Municipality	Renovations
Siding		Pool
Windows		Cadastre - Parking
Window Type		Parking
Energy/Heating	Electricity	Driveway
Heating System	Electric baseboard units	Garage
Basement	Finished basement	Carport
Bathroom		Lot
Washer/Dryer (installation)	Bathroom (Basement 1)	Topograpy
Fireplace-Stove		Distinctive Features
Kitchen Cabinets		Water (access)
Equipment/Services		View
Building's Distinctive Features		Proximity
Energy efficiency		Roofing

Inclusions

Fridge, washer, drier, all fixed light fittings, wall shelves. All sold without legal warranty.

Exclusions

Furniture and decorations.

Broker - Remarks

One of the largest updated condos in the area. Bright, high ceilings, parking, deck...what more could you ask for. The basement is so large, there is possibility to add 2 bedrooms and keep a playroom area as well.

Addendum

Ceiling height 8.10 feet
Original glass doors throughout the condo
Decorative faux fireplace
Original pillars and mouldings
Freshly painted neutral colour throughout
Pot lights and dimmers throughout the condo

Everything is close by: local cafés, restaurants and shops. 15 minute walk to Marché Maisonneuve, 10 minute bike ride to Parc Maisonneuve, Botanical Gardens, the Olympic Stadium, the Olympic Parc, Biodome, and the Planetarium. Condo is situated right beside bike path that leads downtown or along the East river.

Seller's Declaration

Yes SD-9749

The deeds are in the seller's possession since 2012, Special assessment \$46 a month.

Source

LES IMMEUBLES IMAGINE INC., 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.



Living room



Master bedroom



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Bathroom



Hall



Bathroom



Basement



Basement



Basement



Basement



Balcony



Balcony



Frontage



Frontage



Parking