

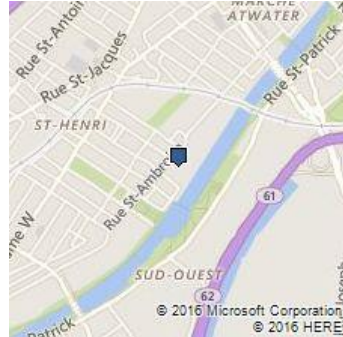


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Centris® No. 17085679 (Active)



\$479,000

4250 Rue St-Ambroise, apt. 204
Le Sud-Ouest (Montréal)
H4C 3R4

Region Montréal
Neighbourhood Saint-Henri/Petite Bourgogne
Near
Body of Water Lachine Canal

Property Type	Apartment	Year Built	2004
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2004)
Building Type	Attached	Special Contribution	
Floor	2nd floor	Meeting Minutes	Yes (2015)
Total Number of Floors		Financial Statements	Yes (2015)
Total Number of Units		Building Rules	Yes
Private Portion Size		Repossession	
Plan Priv. Portion Area	1,186.18 sqft	Trade possible	
Building Area		Cert. of Loc. (divided part)	Yes (2004)
Lot Size		File Number	
Lot Area		Occupancy	2016-07-22
Cadastre of Private Portion	3354754	Deed of Sale Signature	2016-07-20
Cadastre of Common Portions	3192600,5198752,5330612		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2016	Municipal	\$4,184 (2016)	Condo Fees (\$418/month)	\$5,016
Lot		School	\$845 (2015)	Common Exp.	
Building		Infrastructure		Electricity	\$754
		Water		Oil	
				Gas	
Total	\$453,600	Total	\$5,029	Total	\$5,770

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
2	Kitchen	11.9 X 10.0 ft	Ceramic		
2	Living room	24.6 X 14.5 ft	Wood		
2	Dining room	15.0 X 11.9 ft	Wood		
2	Master bedroom	14.6 X 10.10 ft	Wood		
2	Bedroom	12.0 X 10.6 ft	Wood		
2	Bathroom	14.5 X 9.10 ft irr	Ceramic		

2	Veranda	17.7 X 7.7 ft irr	Concrete	
2	Storage	8.2 X 5.3 ft	Wood	Master bedroom closet
Additional Space	Size	Cadastre/Unit number	Description of Rights	
Garage		31927001	Common portion for restricted use	
Storage space	6.0 X 4.0 ft		Common portion for restricted use	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	Heated, Indoor
Windows	Aluminum	Cadastre - Parking	Garage - 1
Window Type		Parking	Garage (1)
Energy/Heating	Electricity, Air exchange	Driveway	
Heating System	Electric baseboard units	Garage	
Basement		Carport	
Bathroom	Separate shower	Lot	
Washer/Dryer (installation)		Topograpy	
Fireplace-Stove		Distinctive Features	
Kitchen Cabinets		Water (access)	Access, Waterfront
Equipment/Services		View	View of the water
Building's Distinctive Features		Proximity	Bicycle path, Highway, Hospital, Metro, Park, Public transportation
Energy efficiency		Roofing	

Inclusions

Fridge, Stove, dishwasher, wine fridge, washer, dryer, window coverings, garage remote and coat hooks at entrance.

Exclusions

Living room light art piece.

Addendum

Kitchen

Deep double sink
10' quartz island, with overhang for stools
Stainless appliances, including wine fridge
40" cabinets

Bathroom

Plenty of storage
Washer and dryer
Quartz counter
Separate shower
Huge soaking tub

Bedrooms

Large walk-in closet in master with tailored organizers
Second bedroom has custom closet organizers

General

All hardwood
New hot water tank
Air exchanger
Air conditioning
Lot of light
Large covered deck facing canal 17.7 x 7.7
High-end lights and custom blinds
Entrance closet has custom organizer

Garage

Has area to wash and vacuum your car
Free bike storage
Includes exclusive use locker storage 4' x 6' /7.7' height

Condo fees include pool and sauna access, gym, access to dock and kayak usage.
Within a short walk to Atwater market and St-Henri and Lionel-Groulx metro stations.

Seller's Declaration

Yes SD-27315

Source

GROUPE SUTTON - CENTRE OUEST 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.



Dining room



Dining room



Living room



Living room



Kitchen



Kitchen



Master bedroom



Kitchen



Master bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Bathroom



Balcony



Exercise room



Pool



Exterior



Backyard



Backyard



Frontage