

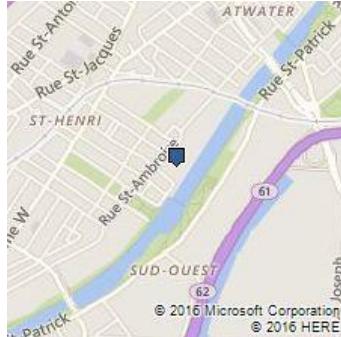


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**Centris® No.** 27542941 (Active)



**\$398,000**

**4250 Rue St-Ambroise, apt. 206**  
**Le Sud-Ouest (Montréal)**  
**H4A 1G1**

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

<b>Property Type</b>	Apartment	<b>Year Built</b>	2004
<b>Style</b>	One storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Divided	<b>Specifications</b>	
<b>Year of Conversion</b>		<b>Declaration of co-ownership Issued</b>	Yes (2004)
<b>Building Type</b>	Attached	<b>Special Contribution</b>	
<b>Floor</b>	2nd floor	<b>Meeting Minutes</b>	Yes (2015)
<b>Total Number of Floors</b>		<b>Financial Statements</b>	Yes (2015)
<b>Total Number of Units</b>		<b>Building Rules</b>	Yes
<b>Private Portion Size</b>		<b>Repossession</b>	
<b>Plan Priv. Portion Area</b>	856.81 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc. (divided part)</b>	Yes (2004)
<b>Lot Size</b>		<b>File Number</b>	
<b>Lot Area</b>		<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre of Private Portion</b>	3354752	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Cadastre of Common Portions</b>	3192600,5198752,5330612		
<b>Zoning</b>			

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2016	<b>Municipal</b>	\$3,082 (2016)	<b>Condo Fees (\$326/month)</b>	\$3,912
<b>Lot</b>		<b>School</b>	\$333 (2015)	<b>Common Exp.</b>	
<b>Building</b>		<b>Infrastructure</b>		<b>Electricity</b>	\$898
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$327,700	<b>Total</b>	\$3,415	<b>Total</b>	\$4,810

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>		<b>No. of Bedrooms</b>		<b>No. of Bathrooms and Powder Rooms</b>	
10		2+0		1+0	
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
2	Kitchen	10 X 8 ft	Wood	open	
2	Dining room	10 X 8 ft	Wood		
2	Living room	16 X 11.6 ft	Wood		
2	Den	11.10 X 11.4 ft	Wood	half open	

2	Bathroom	10.7 X 8.8 ft	Ceramic	
2	Master bedroom	10.8 X 10.5 ft	Wood	
2	Storage	7.1 X 5.8 ft	Wood	ensuite
2	Hall	14.9 X 5 ft	Wood	
2	Laundry room	9 X 5.6 ft	Wood	Hall, storage, laundry area
2	Veranda	32.10 X 7.7 ft irr	Concrete	
<b>Additional Space</b>	<b>Size</b>	<b>Cadastre/Unit number</b>	<b>Description of Rights</b>	
Garage		3192738	Common portion for restricted use	

### Features

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

### Inclusions

Fridge, stove, dishwasher, window coverings, all light fixtures and 1 garage door opener.

### Exclusions

Washer and dryer, large mirror in bathroom and gold framed mirror at entrance.

### Addendum

Owner has done over \$40,000 of glamorous renovations

#### Kitchen

Deep double sized sink  
10' quartz island, with overhang for stools  
Stainless appliances,  
cabinets to ceiling

#### Bathroom

Plenty of storage  
Separate shower  
Soaking tub

#### Bedrooms

Large walk-in closet in master with tailored organizers

#### General

All hardwood  
New hot water tank  
Air exchanger  
Air conditioning  
Lot of light  
Large covered deck facing canal 32 x 7.7  
High-end lights and custom blinds  
Entrance closet has custom organizer

Garage #205

Has area to wash and vacuum your car

Free bike storage

Includes exclusive use locker storage #42

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 subway stations.

**Seller's Declaration**

Yes SD-28085

**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.



Living room



Living room



Kitchen



Kitchen



Dining room



Kitchen



Den



Master bedroom



Master bedroom



Bathroom



Hall



Veranda



Veranda



View



Garage



Exercise room



Back facade



Marina



Frontage



Pool



Other



Reception area