

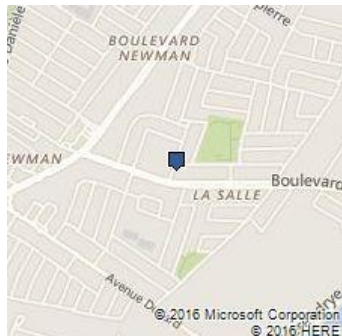


Jennifer Walker, Real Estate Broker
GROUPE SUTTON - CENTRE OUEST INC.
 Real Estate Agency
 5800, Monkland
 Montréal (QC) H4A 1G1
<http://www.montreal-realestate.ca>

514-402-8444 / 514-483-5800
 Fax : 514-483-2699
jenn@montreal-realestate.ca



Centris® No. 9633263 (Active)



\$205,000

\$1,200/month

1640 Boul. Shevchenko, apt. 307
LaSalle (Montréal)
H8N 3B1

Region Montréal

Neighbourhood

Near David Boyer

Body of Water

Property Type	Apartment	Year Built	2004
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership	
Building Type	Semi-detached	Issued	Yes (2004)
Floor	3rd floor	Special Contribution	
Total Number of Floors		Meeting Minutes	Yes (2015)
Total Number of Units		Financial Statements	Yes (2015)
Private Portion Size		Building Rules	Yes
Plan Priv. Portion Area	922.47 sqft	Repossession	
Building Area		Trade possible	
Lot Size		Cert. of Loc. (divided part)	Yes (2004)
Lot Area		File Number	
Cadastre of Private Portion	2379354-2379438-2384641	Occupancy	2016-07-01
Cadastre of Common Portions		Deed of Sale Signature	2016-06-28
Zoning			

Municipal Assessment

Year 2016
Lot
Building

Taxes (annual)

Municipal \$1,831 (2016)
School \$369 (2015)
Infrastructure
Water

Expenses/Energy (annual)

Condo Fees (\$189/month) \$2,268
Common Exp.
Electricity
Oil
Gas
Hot Water tank \$180
Total \$2,448

Total \$207,600

Total \$2,200

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	
3	Kitchen	10.8 X 10.4 ft	Ceramic		
3	Dining room	10.4 X 7 ft	Parquetry		
3	Living room	18.6 X 12.9 ft	Parquetry		
3	Master bedroom	14.4 X 10.11 ft	Parquetry		
3	Bedroom	12.7 X 9.10 ft	Parquetry		
3	Bathroom	8 X 5.6 ft	Ceramic		

3	Veranda	12 X 7.2 ft	fiberglass																																													
3	Hall	13.2 X 7.7 ft	Ceramic																																													
Additional Space Storage space	Size	Cadastre/Unit number	Description of Rights Private portion																																													
Features <table border="0"> <tr> <td>Sewage System</td> <td>Municipality</td> <td>Rented Equip. (monthly)</td> </tr> <tr> <td>Water Supply</td> <td>Municipality</td> <td>Renovations</td> </tr> <tr> <td>Siding</td> <td></td> <td>Pool</td> </tr> <tr> <td>Windows</td> <td></td> <td>Cadastre - Parking</td> </tr> <tr> <td>Window Type</td> <td></td> <td>Parking</td> </tr> <tr> <td>Energy/Heating</td> <td>Electricity</td> <td>Driveway</td> </tr> <tr> <td>Heating System</td> <td></td> <td>Garage</td> </tr> <tr> <td>Basement</td> <td></td> <td>Carport</td> </tr> <tr> <td>Bathroom</td> <td></td> <td>Lot</td> </tr> <tr> <td>Washer/Dryer (installation)</td> <td></td> <td>Topograpy</td> </tr> <tr> <td>Fireplace-Stove</td> <td></td> <td>Distinctive Features</td> </tr> <tr> <td>Kitchen Cabinets</td> <td></td> <td>Water (access)</td> </tr> <tr> <td>Equipment/Services</td> <td></td> <td>View</td> </tr> <tr> <td>Building's Distinctive Features</td> <td></td> <td>Proximity</td> </tr> <tr> <td>Energy efficiency</td> <td></td> <td>Roofing</td> </tr> </table>				Sewage System	Municipality	Rented Equip. (monthly)	Water Supply	Municipality	Renovations	Siding		Pool	Windows		Cadastre - Parking	Window Type		Parking	Energy/Heating	Electricity	Driveway	Heating System		Garage	Basement		Carport	Bathroom		Lot	Washer/Dryer (installation)		Topograpy	Fireplace-Stove		Distinctive Features	Kitchen Cabinets		Water (access)	Equipment/Services		View	Building's Distinctive Features		Proximity	Energy efficiency		Roofing
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Inclusions Fridge, stove, dishwasher, washer, dryer. All sold without legal warranty.																																																
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Broker - Remarks Bright, spacious 2001 move in ready corner unit condo. Fireplace, open concept living room/dining room/kitchen, opening up to sliding doors to large deck overlooking quiet street.																																																
Addendum Owner was president of association. Building is very well managed. The fireplace is sold without warranty as to it's compliance with the applicable regulations and the requirements imposed by the insurance companies. Storage space #307																																																
Seller's Declaration		Yes SD-29191																																														
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.																																																



Exterior



Kitchen



Kitchen



Veranda



Living room



Living room



Living room



Bedroom



Master bedroom



Hall