



Jennifer Walker, Real Estate Broker
GROUPE SUTTON - CENTRE OUEST INC.
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Centris® No. 19367322 (Active)



\$389,000

5860 Av. de Monkland, apt. 205
Côte-des-Neiges/Notre-Dame-de-Grâce (Montréal)
H4A 1G1

Region Montréal
Neighbourhood Notre-Dame-de-Grâce
Near Draper
Body of Water

Property Type	Apartment	Year Built	1998
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (1998)
Building Type	Attached	Published to RFQ	Yes (1999-04-15)
Floor	2nd floor	Special Contribution	
Total Number of Floors	4	Meeting Minutes	Yes (2017)
Total Number of Units	22	Financial Statements	
Private Portion Size		Building Rules	Yes
Plan Priv. Portion Area	851.42 sqft	Repossess./Judicial auth.	No
Building Area		Trade possible	
Lot Size		Cert. of Loc. (divided part)	Yes (2018)
Lot Area		File Number	00000 9536 09 1646 001 0033
Cadastre of Private Portion	2604745	Occupancy	2018-06-03
Cadastre of Common Portions	2604721, 260843	Deed of Sale Signature	2018-05-31
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2018	Municipal	\$2,874 (2018)	Condo Fees (\$278/month)	\$3,336
Lot		School	\$600 (2017)	Common Exp.	
Building		Infrastructure		Electricity	\$814
		Water		Oil	
				Gas	
Total	\$343,000	Total	\$3,474	Total	\$4,150

Room(s) and Additional Space(s)					
No. of Rooms	5	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
2	Kitchen	9 X 6.1 ft	Ceramic		
2	Living room	12.11 X 11.4 ft irr	Wood		
2	Dining room	13.4 X 11.7 ft	Wood		
2	Master bedroom	12.5 X 10.6 ft irr	Wood		
2	Bedroom	11 X 9.11 ft	Wood		

2	Bathroom	9.4 X 6.8 ft irr	Ceramic
2	Laundry room	7 X 4.6 ft irr	Ceramic
2	Office	5.10 X 4.9 ft irr	
Additional Space	Size	Cadastre/Unit number	Description of Rights
Balcony	14.2 X 6.1 ft	5067072	Private portion
Garage		5067072	Common portion for restricted use

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding	Brick	Pool	
Windows	PVC	Cadastre - Parking	Garage - 1
Window Type	Casement	Parking	Garage (1)
Energy/Heating	Electricity	Driveway	
Heating System	Electric baseboard units	Garage	Built-in, Heated, Single width
Basement		Carport	
Bathroom		Lot	
Washer/Dryer (installation)	separate room (2nd level)	Topography	
Fireplace-Stove		Distinctive Features	
Kitchen Cabinets		Water (access)	
Equipment/Services	Elevator(s), Sprinklers, Intercom, Electric garage door opener, Wall-mounted heat pump	View	
Building's Distinctive Features		Proximity	Daycare centre, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation
Energy efficiency		Roofing	

Inclusions

Fridge, stove, dishwasher, washer, dryer, blinds, curtains, rods, light fixture, remote for garage (2x), hot water tank, air conditioner, white wall storage cabinet in locker room.

Exclusions

Broker - Remarks

Notary must be wheelchair friendly.

Addendum

13 minutes walking distance to Villa-Maria Metro. Easy access to highways 15, 20 & 720.

Indoor garage and storage locker.

Garage #33

Storage #7

Sale with legal warranty

Seller's Declaration

Yes SD-91586

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



Exterior



Balcony



Kitchen



Kitchen



Living room



Living room



Dining room



Bedroom



Bedroom



Master bedroom



Bathroom



Laundry room



Office



Garage