



Alexa Landreville, Residential Real Estate Broker
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Centris No. 10929338 (Active)



\$475,000

3947 Rue St-Denis, apt. 101
Montréal (Le Plateau-Mont-Royal)
H2W 2M4

Region Montréal
Neighbourhood Le Plateau-Mont-Royal
Near Duluth E
Body of Water

Property Type	Apartment	Year Built	2003
Style	One storey	Expected Delivery Date	
Condominium Type	Undivided Share 9.1%	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2009)
Building Type	Attached	Published to RFQ	Yes (2009-07-22)
Floor	2nd floor	Special Contribution	
Total Number of Floors	4	Meeting Minutes	
Total Number of Units	11	Financial Statements	
Building Size		Building Rules	
Plan Share Area	905.03 sqft	Repossess./Judicial auth.	No
Building Area		Trade possible	
Lot Size	44 X 95 ft	Cert. of Loc. (divided part)	Yes (2009)
Lot Area	4 180.7 sqft	File Number	
Cadastre of Immovable	1202358	Occupancy	30 days PP/PR Accepted
Cadastre of Common Portions		Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment	Taxes (annual)	Expenses/Energy (annual)
Year	Municipal Not issued	Condo Fees (\$521/month) \$6,252
Lot	School Not issued	Common Exp.
Building	Infrastructure	Electricity
	Water	Oil
		Gas
Total	Total Not issued	Total \$6,252

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	Living room	10.5 X 13.4 ft	Wood		
2	Dining room	6 X 13.4 ft	Wood		
2	Kitchen	10 X 10 ft	Wood		
2	Master bedroom	11.7 X 19.11 ft	Wood		

2	Bedroom	9.4 X 14 ft	Wood
2	Laundry room	5.5 X 6 ft	Ceramic
Additional Space	Size	Cadastre/Unit number	Description of Rights
Driveway	16 X 8 ft	3	Common portion for restricted use
Balcony	12 X 4 ft		Common portion for restricted use

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	
Windows		Cadastre - Parkg (incl. pr	
Window Type	Casement	Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Parkg (total)	Driveway (1)
Heating System	Electric baseboard units	Driveway	
Basement		Garage	
Bathroom		Carport	
Washer/Dryer (installation)	laundry room (2nd level)	Lot	
Fireplace-Stove		Topography	
Kitchen Cabinets		Distinctive Features	
Restrictions/Permissions		Water (access)	
Equipment/Services	Wall-mounted air conditioning	View	
Building's Distinctive Features		Proximity	Bicycle path, CEGEP, Daycare centre, Elementary school, High school, Hospital, Metro, Park, Public transportation, University
Energy efficiency		Roofing	

Inclusions

Kitchen appliances (fridge, stove, dishwasher, microwave), kitchen island, window coverings, washer & dryer, ikea wardrobe.

Exclusions

None

Broker - Remarks

Renovated 2bdr condo with 1 parking spot, nestled away in the back of the building, with peaceful & private balcony. Located in an unbeatable spot, this condo is surrounded by cafes & shops. A 5 min walk to Sherbrooke metro, directly across from the réseau express vélo) & close to bus, Lafontaine Park & Quartier-des-Spectacles.

Addendum

This condo has an open concept plan with hardwood floors throughout. Enter to spacious kitchen, tastefully renovated in 2021 with island open to eat in dining area, followed by large living room with patio doors to balcony overlooking private laneway.

Oversized master bedroom with custom blinds, double closet and ikea wardrobe (included) offering ample storage. This room is large enough for an integrated office area.

Solid sized second bedroom.

Elegantly renovated bathroom. Separate laundry room with storage.

Newer 2003 construction greystone building to combine contemporary & historical charm.

As part of an undivided co-ownership, a minimum down payment of 20% is required, any mortgage must be financed exclusively by Caisse Desjardins, and the acting notary shall be Me. Gail Cimon.

Monthly condo fees of \$520.67 per moth includes:

Property & school tax, building maintenance, electricity & heating of common areas, building insurance, management & administration.

Sale with legal warranty

Seller's Declaration

Yes SD-42225

Financial institution at which buyer undertakes to obtain a loan

Desjardins

Source

IMMEUBLES DEAKIN REALTY, 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



Kitchen



Kitchen



Kitchen



Dining room



Living room



Living room



Living room



Balcony



Master bedroom



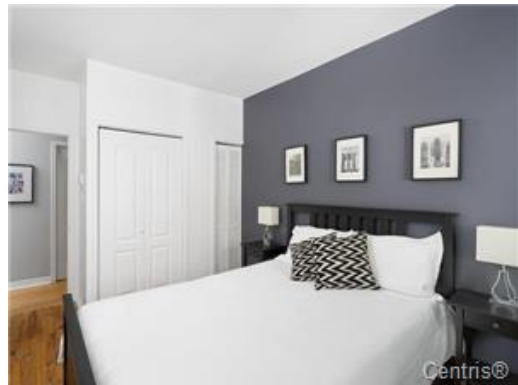
Master bedroom



Master bedroom



Bedroom



Bedroom



Bathroom



Laundry room



Exterior



Parking