

**IMMEUBLES DEAKIN REALTY**  
 Real Estate Agency  
 332, Lakeshore  
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**Centris No.** 26228015 (Active)



**\$2,950/month**

**2B Rue Ste-Anne  
 Sainte-Anne-de-Bellevue  
 H9X 1K7**

**Region** Montréal  
**Neighbourhood** South  
**Near** Maple  
**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	Unknown
<b>Style</b>	One storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>		<b>Specifications</b>	
<b>Year of Conversion</b>		<b>Declaration of co-ownership</b>	
<b>Building Type</b>	Detached	<b>Special Contribution</b>	
<b>Floor</b>	1st floor (ground floor)	<b>Meeting Minutes</b>	
<b>Total Number of Floors</b>		<b>Financial Statements</b>	
<b>Total Number of Units</b>	3	<b>Building Rules</b>	
<b>Unit or Building Size</b>		<b>Repossess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc. (divided part)</b>	No
<b>Lot Size</b>		<b>File Number</b>	
<b>Lot Area</b>		<b>Occupancy</b>	2021-10-15
<b>Cadastre Priv. Portion/Imm.</b>		<b>Deed of Sale Signature</b>	10 days PP/PR
<b>Cadastre of Common Portions</b>			Accepted
<b>Zoning</b>	Residential, Commercial		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>		<b>Municipal</b>	Not issued	<b>Condo Fees</b>	
<b>Lot</b>		<b>School</b>	Not issued	<b>Common Exp.</b>	
<b>Building</b>		<b>Infrastructure</b>	Not issued	<b>Electricity</b>	
		<b>Water</b>	Not issued	<b>Oil</b>	
		<b>Other</b>		<b>Gas</b>	
<b>Total</b>	Not issued	<b>Total</b>	Not issued	<b>Total</b>	

<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>
7		3+0		1+0
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>
GF	Living room	18 X 13 ft	Wood	
GF	Dining room	14.6 X 11.6 ft	Wood	
GF	Kitchen	12.8 X 12 ft	Linoleum	
GF	Veranda	12.6 X 7 ft	Wood	sunroom
GF	Bedroom	17 X 12 ft	Wood	+sunroom

GF	Bedroom	11.6 X 11.6 ft	Wood
GF	Bedroom	12 X 7.6 ft	Wood
GF	Hall	12 X 8 ft	Wood

## Features

**Sewage System**

**Water Supply**

**Siding**

**Windows**

**Window Type**

**Energy/Heating**

**Heating System**

**Basement**

**Bathroom**

**Washer/Dryer (installation)**

**Fireplace-Stove**

**Kitchen Cabinets**

**Restrictions/Permissions**

**Equipment/Services**

**Building's Distinctive Features**

**Rented Equip. (monthly)**

**Renovations**

**Pool**

**Cadastre - Parkg (incl. pr**

**Cadastre - Parkg (excl. pr**

**Parkg (total)**

**Driveway**

**Garage**

**Carport**

**Lot**

**Topography**

**Distinctive Features**

**Water (access)**

**View**

**Proximity**

Bicycle path, CEGEP,  
Cross-country skiing, High school,  
Highway, Park, Public  
transportation, University

**Energy efficiency**

**Roofing**

## Inclusions

2 exterior parking spaces, A/C

## Exclusions

Heating, Hydro, snow removal, tenant's insurance, water tax, telephone, television, Internet, repairs under \$100

## Broker - Remarks

Huge 3-bedroom rental on the main floor of a triplex. Could also be used as office space. Close to Ste-Anne-de-Bellevue Village, John Abbott College and Macdonald College. Waterfront adjacent. Available October 15.

## Addendum

Huge 3-bedroom rental on the main floor of a triplex. Could also be used as office space. Close to Ste-Anne-de-Bellevue Village, John Abbott College and Macdonald College. Waterfront adjacent. Available October 15.

## Seller's Declaration

No

## Source

IMMEUBLES DEAKIN REALTY, Real Estate Agency



Exterior



Water view



Exterior entrance



Exterior entrance



Kitchen



Dining room



Living room



Bedroom



Bedroom



Bedroom



Bathroom



Solarium/Sunroom