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**IMMEUBLES DEAKIN REALTY**  
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**Centris No.** 13249019 (Active)



**\$2,600/month X 12 month(s)**

**3233 Rue St-Antoine O.**  
**Westmount**  
**H3Z 1W9**

**Region** Montréal  
**Neighbourhood**  
**Near** Greene Avenue  
**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	1900
<b>Style</b>	Two or more 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>	Attached	<b>Special Contribution</b>	
<b>Floor</b>	2nd floor	<b>Meeting Minutes</b>	
<b>Total Number of Floors</b>	3	<b>Financial Statements</b>	
<b>Total Number of Units</b>	4	<b>Building Rules</b>	
<b>Unit or Building Size</b>		<b>Reposess./Judicial auth.</b>	
<b>Plan Living Area</b>	1,200 sqft	<b>Building insurance</b>	
<b>Building Area</b>		<b>Maintenance log</b>	
<b>Lot Size</b>		<b>Co-ownership insurance</b>	
<b>Lot Area</b>		<b>Contingency fund study</b>	
<b>Cadastre Priv. Portion/Imm.</b>		<b>Cert. of Loc. (divided part)</b>	
<b>Cadastre of Common Portions</b>		<b>File Number</b>	
<b>Trade possible</b>		<b>Occupancy</b>	15 days PP/PR
<b>Zoning</b>	Residential		Accepted
		<b>Deed of Sale Signature</b>	15 days PP/PR
			Accepted

<b>Municipal Assessment</b>	<b>Taxes (annual)</b>	<b>Expenses/Energy (annual)</b>
<b>Year</b>	<b>Municipal</b>	<b>Condo Fees</b>
<b>Lot</b>	<b>School</b>	<b>Common Exp.</b>
<b>Building</b>	<b>Infrastructure</b>	<b>Electricity</b>
	<b>Water</b>	<b>Oil</b>
		<b>Gas</b>
<b>Total</b>	<b>Total</b>	<b>Total</b>

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	7	<b>No. of Bedrooms (above ground + basement)</b>	3+0	<b>No. of Bathrooms and Powder Rooms</b>	1+0
<b>Included in Lease</b>	Outdoor parking (1), Water taxes, Hot water				
<b>Excluded in Lease</b>	Heating, Internet, Electricity, Air conditioning, Cable/TV, Furnished, Partially furnished, Snow removal, L:				
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
2	Living room	25 X 12.9 ft	Wood		

2	Dining room	13.10 X 9.9 ft	Wood
2	Kitchen	13.10 X 13 ft	Ceramic
2	Foyer	10.9 X 5.8 ft	Wood
3	Primary bedroom	13.7 X 11.6 ft	Wood
3	Bedroom	12.4 X 12 ft	Wood
3	Bedroom	12.8 X 11.10 ft	Wood

## 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 - Parkg (incl. pr</b>	
<b>Window Type</b>		<b>Cadastre - Parkg (excl. pr</b>	
<b>Energy/Heating</b>	Electricity	<b>Leased Parkg</b>	
<b>Heating System</b>	Electric baseboard units	<b>Parkg (total)</b>	Driveway (1)
<b>Basement</b>		<b>Driveway</b>	
<b>Bathroom</b>		<b>Garage</b>	
<b>Washer/Dryer (installation)</b>	Bathroom (3rd level)	<b>Carport</b>	
<b>Fireplace-Stove</b>		<b>Lot</b>	Fenced
<b>Kitchen Cabinets</b>		<b>Topography</b>	
<b>Restrictions/Permissions</b>	Smoking not allowed, Short-term rentals not allowed	<b>Distinctive Features</b>	
<b>Pets</b>	Pets allowed with conditions	<b>Water (access)</b>	
<b>Property/Unit Amenity</b>	Wall-mounted air conditioning, Outdoor storage space	<b>View</b>	
<b>Building Amenity</b>		<b>Proximity</b>	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation, University
<b>Building's Distinctive Features</b>		<b>Roofing</b>	
<b>Energy efficiency</b>			
<b>Mobility impaired accessible</b>			

## Inclusions

Fridge (new), stove, dishwasher (new), washer & dryer, light fixtures & water.

## Exclusions

Electricity and heating, internet, television, telephone, tenant's insurance, snow removal, lawn care.

## Remarks

Charming stone 3 bedroom, 1 bathroom walk-up in lower Westmount. This spacious two-storey apartment has been beautifully renovated. Located on the 2nd and 3rd floor of a 3-storey building. 1 driveway spot included. Enjoy the charm of this centennial building with features like dark wood accents, exposed brick walls, hardwood floors throughout, an ornate hardwood staircase, skylight and large windows. Benefit from an outdoor storage space, back porch, large shared backyard. A short walk from Lionel-Groulx metro station, Atwater market, shops, restaurants/bars, parks, and the Lachine Canal. Quick access to the Ville-Marie. Available March 1st.

## Addendum

The tenant(s) is responsible for minor repairs of \$200 or less. All costs in excess of this amount will be assessed in accordance with the régie du logement regulations.

Tenants agree that smoking is prohibited, that \$2M liability insurance is mandatory, and that subletting/air bnb is not permitted. Proof of tenant's insurance must be provided prior to occupancy. Tenants must undergo a credit check, provide a letter of employment, and landlord references including contact information.

## Seller's Declaration

No

**Source**

IMMEUBLES DEAKIN REALTY, Real Estate Agency