



**Olga Ouspenski Immobilier Inc.**  
 Business corporation owned by a Real Estate Broker  
**GROUPE SUTTON-ACTUEL INC.**, Real Estate Agency  
 115, Saint-Charles O.  
 Longueuil (QC) J4H 1C7  
<http://www.olgaouspenski.com>

514-999-9260 / 450-651-1079  
 Fax : 450-651-1329  
 olga500@gmail.com



**Centris® No. 14121215 (Sold Nb. of Days 19)**



**\$289,000**

**1248 Av. de l'Hôtel-de-Ville, apt. 316  
 Ville-Marie (Montréal)  
 H2X 0B2**

**Region** Montréal  
**Neighbourhood** Central  
**Nearest Metro** Charlotte  
**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	2013
<b>Style</b>	One storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Divided <b>Share</b> 0.57%	<b>Specifications</b>	
<b>Year of Conversion</b>		<b>Declaration of co-ownership</b>	Issued Yes (2013)
<b>Building Type</b>	Detached	<b>Published to RFQ</b>	Yes (2013-08-14)
<b>Floor</b>	3rd floor	<b>Special Contribution</b>	
<b>Total Number of Floors</b>	6	<b>Meeting Minutes</b>	Yes (2017)
<b>Total Number of Units</b>	143	<b>Financial Statements</b>	Yes (2017)
<b>Private Portion Size</b>		<b>Building Rules</b>	Yes
<b>Plan Priv. Portion Area</b>	552.19 sqft	<b>Repossess./Judicial auth.</b>	No
<b>Building Area</b>		<b>Trade possible</b>	
<b>Lot Size</b>		<b>Cert. of Loc. (divided part)</b>	Yes (2013)
<b>Lot Area</b>		<b>File Number</b>	
<b>Cadastre of Private Portion</b>	5 219 815	<b>Occupancy</b>	15 days PP/PR Accepted
<b>Cadastre of Common Portions</b>	5 219 762	<b>Deed of Sale Signature</b>	15 days PP/PR Accepted
<b>Zoning</b>	Residential	<b>Date of Sale</b>	2018-06-29

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2018	<b>Municipal</b>	\$2,094 (2018)	<b>Condo Fees (\$138/month)</b>	\$1,656
<b>Lot</b>	\$30,100	<b>School</b>	\$450 (2018)	<b>Common Exp.</b>	
<b>Building</b>	\$225,600	<b>Infrastructure</b>		<b>Electricity</b>	\$390
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$255,700	<b>Total</b>	\$2,544	<b>Total</b>	\$2,046

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	6	No. of Bedrooms	1+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
3	Kitchen	11.9 X 9 ft	Ceramic	Open space	
3	Dining room	11 X 7.10 ft	Laminate floor	Open space	
3	Living room	11 X 9.10 ft	Laminate floor	Open space	
3	Master bedroom	12.5 X 9.5 ft	Laminate floor		

3	Walk-in closet	6.10 X 4.2 ft	Laminate floor
3	Bathroom	9.2 X 4.10 ft	Ceramic
<b>Additional Space</b>	<b>Size</b>	<b>Cadastre/Unit number</b>	<b>Description of Rights</b>
Balcony	11.11 X 4.11 ft		Common portion for restricted use
Storage space	6 X 3 ft	numéro 250 au SS2	Common portion for restricted use
Shared terrace			Common portion
Common room			Common portion
Common gym			Common portion

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Siding</b>	Brick	<b>Pool</b>	
<b>Windows</b>	Aluminum	<b>Cadastre - Parking</b>	
<b>Window Type</b>	Casement, French door	<b>Parking</b>	
<b>Energy/Heating</b>	Electricity	<b>Driveway</b>	
<b>Heating System</b>	Electric baseboard units	<b>Garage</b>	
<b>Basement</b>		<b>Carport</b>	
<b>Bathroom</b>		<b>Lot</b>	Landscaped
<b>Washer/Dryer (installation)</b>	In a closet (3rd level)	<b>Topography</b>	Flat
<b>Fireplace-Stove</b>		<b>Distinctive Features</b>	
<b>Kitchen Cabinets</b>	Melamine, Quartz countertops	<b>Water (access)</b>	
<b>Equipment/Services</b>	Mobility impaired accessible, Elevator(s), Wall-mounted air conditioning, Fire detector (connected), Air exchange system, Sprinklers, Intercom, Gym, meeting room, rooftop terrace	<b>View</b>	View of the city
<b>Building's Distinctive Features</b>		<b>Proximity</b>	Bicycle path, CEGEP, Daycare centre, Highway, Hospital, Metro, Park, Public transportation, University, CHUM, UQAM, Complexe Desjardins, Chinatown, etc
<b>Energy efficiency</b>		<b>Roofing</b>	

## Inclusions

Refrigerator, stove, dishwasher, washer/dryer, micro-wave range hood, Amana mural A/C, existing sheers, curtains and rods: all included and sold without legal warranty of quality, but in good working order at delivery. Caged locker in basement.

## Exclusions

All the furniture and personal belongings. Furniture and kitchen supplies can be sold at extra cost.

## Broker - Remarks

In the heart of the sought-after "Quartier des Spectacles" right next to Chinatown, Downtown and Old-Montreal! Large 1 bedroom unit with balcony. One closed bedroom with walk-in closet, open concept kitchen/living/dining room, office space, quartz countertops, all the appliances and 1 locker. St-Laurent metro, festivals, UQAM a few steps away.

## Addendum

\*\*\* LE 1248: BEST LOCATION IN THE QUARTIER DES SPECTACLES\*\*\*

Only a few steps away from:

- Place-des-Arts, Place des festivals, theaters, cinemas
- Coffee shops, bars, restaurants, grocery stores
- Pharmacies, clinics, CHUM/St-Luc Hospital at 200 meters
- Metro stations: Saint-Laurent 5 min., Berri/UQAM 6 min., Place-d'Armes. Bus lines and Bixi station on the corner
- Universities (UQAM, McGill), Grande Bibliothèque de Montréal
- Complexe Desjardins, underground city of Montréal
- Palais des Congrès, Old-Montréal

- Chinatown, Quartier Latin
- Located in the heart of an unique 100% residential area of le Quartier des Spectacles, on a one-way avenue with very low traffic and police station #21 at 100 meters
- Easy parking in front of building (vignette for 52\$ per year)
- But here, forget about the car! For your everyday errands, you won't need any!

**THE CONDO:**

- Generous proportions and 8'6" ceilings
- Nice closed bedroom with adjacent walk-in
- Open area with lots of light, where you can easily move around
- Kitchen with lots of space for cooking and storage
- Bar/lunch quartz countertops perfect for breakfast and friends
- Living and dining rooms easy where you will feel at home
- Practical nook to fit in your desk for study or work
- Bathroom with large vanity, quartz countertop
- Closet for washer/dryer near entrance of condo

**THE BUILDING:**

- Concrete structure construction, with superior soundproofing
- High ceilings and large common corridors
- Elevators, garbage chute, recycling area in garage
- Gym, meeting room, sunny rooftop terrace with panoramic views!

\*\* INVESTORS: Easy to rent! Sought-after area!

**Sale with legal warranty**

**Seller's Declaration**

Yes SD-60761

**Source**

RE/MAX L'ESPACE AFFAIRES, 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.



Overall view



Kitchen



Living room



Dining room



Kitchen



Kitchen



Kitchen



Overall view



Dining room



Dining room



Living room



Overall view



Master bedroom



Master bedroom



Bathroom



Bathroom



Balcony



Frontage



Backyard



Patio



Exercise room



Conference room



Hall