



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. 15465683 (Sold Nb. of Days 16)



\$314,000

1248 Av. de l'Hôtel-de-Ville, apt. 506  
 Ville-Marie (Montréal)  
 H2X 0B2

Region Montréal  
 Neighbourhood Central  
 Near  
 Body of water

Property Type	Apartment	Year of Conversion	2013
Style	One storey	Expected Delivery Date	
Condominium Type	Divided Share 0.58%	Specifications	No
Year of Conversion		Declaration of co-ownership	Issued (2013)
Building Type	Detached	Special Contribution	
Floor	5th floor	Meeting Minutes	No
Total Number of Floors	6	Financial Statements	
Total Number of Units	143	Building Rules	
Private Portion Size		Repress./Judicial	No
Plan Priv. Portion Area	559.72 sqft	Trust possible	
Building Area		Co-ownership (divided part)	No
Lot Size		File number	
Lot Area		Occupancy	According to the leases
Cadastre of Private Portion	5219880	Deed of Sale Signature	30 days PP/PR Accepted
Cadastre of Common Portions	5219762-2200	Date of Sale	2018-09-30

PROPOSED \$305,000

Municipal Assessment		Tax (annual)		Expenses/Energy (annual)	
Year	2018	Municipal	\$1,200 (2018)	Condo Fees (\$140/month)	\$1,680
Lot	\$30,600	School	\$420 (2018)	Common Exp.	
Building	\$236,200	Infrastructure		Electricity	
		Water		Oil	
				Gas	
<b>Total</b>	<b>\$266,800</b>	<b>Total</b>	<b>\$2,613</b>	<b>Total</b>	<b>\$1,680</b>

Room(s) and Additional Space(s)					
No. of Rooms	5	No. of Bedrooms	1+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
5	Living room	11.4 X 17.10 ft	Laminate floor		
5	Master bedroom	9.7 X 12.5 ft	Laminate floor		
5	Bathroom	5.3 X 8.9 ft	Ceramic		
5	Hall	7.5 X 9.9 ft	Laminate floor		

5	Kitchen	7.6 X 9.1 ft	Ceramic	
Additional Space Storage space	Size	Cadastre/Unit number 122	Description of Rights	
<b>Features</b>				
Sewage System	Municipality		Rented Equip. (monthly)	
Water Supply	Municipality		Renovations	
Siding			Pool	
Windows			Cadastre - Parking	
Window Type			Parking	
Energy/Heating	Electricity		Driveway	
Heating System			Garage	
Basement			Carport	
Bathroom			Lot	
Washer/Dryer (installation)			Topography	
Fireplace-Stove			Distinctive Features	
Kitchen Cabinets			Water (access)	
Equipment/Services	Elevator(s), Wall-mounted air conditioning		View	View of the city
Building's Distinctive Features			Proximity	CEGEP, Hospital, Metro, Park, Public transportation, University
Energy efficiency			Roofing	
<b>Inclusions</b>				
fridge, stove, dishwasher, microwave, kitchen hood, light fixtures, washer, dryer				
<b>Exclusions</b>				
<b>Broker - Remarks</b>				
certificate of location to be posted				
<b>Addendum</b>				
Enjoy our virtual tour!!!				
Actually rented for 1200\$/month				
Le 1248 is a concrete structure with soundproofing that exceeds National Building Code standards; large, well-lit hallways; 2 elevators; a garbage chute on each floor; a mailroom; an intercom system; and a fire safety system with sprinklers.				
It offers you access to a well-equipped gym on ground floor facing the inner courtyard, a meeting room, an inner courtyard with gardens, as well as a splendid, sunny rooftop terrace with tables, parasols and deckchairs offering an exceptional panoramic view of downtown's skyscrapers and the Mount Royal.				
<ul style="list-style-type: none"> <li>- Wallmount Amana A/C unit with wall control, ceiling lighting fixtures, mirror in bathroom, air exchanger, individual hot water tank</li> <li>- Quartz countertops in kitchen with ceramic backsplash. Bathroom vanity with quartz countertop (according to plan).</li> <li>- Access to gym on ground level overlooking the interior courtyard of Le 1248</li> <li>- Access to rooftop terrace with lounge chairs and tables, offering panoramic views on downtown Montreal and the Mont-Royal mountain</li> <li>- Meeting room on ground floor (for a party, private gathering), accessible throughout the co-ownership syndicate of building</li> <li>- Le 1248: 143 units, concrete structure with 9" concrete slabs, superior soundproofing, 2 elevators and garbage chute on each floor</li> <li>- Intercom system at entrance door and hall, fire safety system with sprinklers, large common hallways and high ceilings</li> <li>- Le 1248 is located at the intersection of two residential streets, close to the heart of the Quartier des spectacles, 4 metro stations and several STM bus lines, as well as numerous restaurants, grocery stores, health services and businesses.</li> </ul>				
<b>Sale with legal warranty</b>				

Seller's Declaration

Yes SD-7577

Source

ROYAL LEPAGE TENDANCE, 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.



Frontage



Kitchen



Kitchen



Dining room



Dining room



Living room



Dining room



Bathroom



Master bedroom



Master bedroom



Master bedroom



View



Patio



Patio



Frontage



PROPERTY INFORMATION  
15465683

