



Catherine Broady, Residential and Commercial Real Estate Broker
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Centris No. 12713658 (Active)



\$715,000

**448 Rue Notre-Dame E., apt. 504
 Montréal (Ville-Marie)
 H2Y 1C8**

Region Montréal
Neighbourhood Old Montréal
Near
Body of Water

Property Type	Apartment	Year Built	2000
Style	Two or more storey	Expected Delivery Date	No
Condominium Type	Divided Share 6.84%	Specifications	No
Year of Conversion		Declaration of co-ownership Issued	Yes (2000)
Building Type	Attached	Published to RFQ	Yes (2000-05-30)
Floor	Penthouse	Special Contribution	No
Total Number of Floors	6	Meeting Minutes	No
Total Number of Units	18	Financial Statements	No
Private Portion Size		Building Rules	Yes
Plan Priv. Portion Area	1,205.56 sqft	Reposess./Judicial auth.	No
Building Area		Building insurance	No
Lot Size		Maintenance log	No
Lot Area		Co-ownership insurance	No
Cadastre of Private Portion	2104816, 2104818	Contingency fund study	No
Cadastre of Common Portions	5257274	Cert. of Loc. (divided part)	Yes (2022)
Trade possible		File Number	
Zoning	Residential	Occupancy	15 days PP/PR Accepted
		Deed of Sale Signature	15 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$4,998 (2023)	Condo Fees (\$1,063/month)	\$12,756
Lot	\$160,100	School	\$671 (2024)	Common Exp.	
Building	\$656,000	Infrastructure		Electricity	\$1,530
		Water		Oil	
				Gas	
Total	\$816,100 (87.61%)	Total	\$5,669	Total	\$14,286

Room(s) and Additional Space(s)					
No. of Rooms	12	No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
6th floor	Living/Dining Combo	19 X 18.6 ft	Wood	Water views	
6th floor	Kitchen	10.9 X 8 ft	Wood		
6th floor	Pantry	4 X 3.8 ft	Wood		

6th floor	Primary bedroom	14.9 X 11.9 ft	Wood
6th floor	Walk-in closet	11.9 X 4.10 ft	Wood
6th floor	Bathroom	10.6 X 5 ft	Tiles
6th floor	Laundry room	5.2 X 2.9 ft	Wood
5th floor	Hall	12.10 X 4.3 ft	Wood
5th floor	Bedroom	14.10 X 14 ft irr	Wood
5th floor	Bathroom	7.4 X 6.3 ft irr	Tiles
5th floor	Storage	9.10 X 3 ft	Wood
5th floor	Storage	7 X 3 ft	Wood

Additional Space	Size	Cadastre/Unit number	Description of Rights
Garage	8.10 X 18.1 ft	2104818	Private portion

Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	
Windows		Cadastre - Parkg (incl. pr	Garage - 1
Window Type		Cadastre - Parkg (excl. pr	Garage (1 - \$55,000)
Energy/Heating	Electricity	Leased Parkg	
Heating System	Electric baseboard units	Parkg (total)	Garage (1)
Basement		Driveway	
Bathroom		Garage	Attached, Built-in, Heated, Single width
Washer/Dryer (installation)	6th floor (Other)	Carport	
Fireplace-Stove		Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions	Short-term rentals not allowed	Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Wall-mounted air conditioning	View	Panoramic, View of the city, View of the water
Building Amenity	Yard, Elevator	Proximity	Highway, Metro, Park, Public transportation, Shops/restaurants
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible			

Inclusions
 Stove, washer, dryer, central vacuum & accessories, wall mounted t.v. (all sold without any legal warranty as to quality and the vendor cannot attest to their functionality)

Exclusions

Remarks
 Cherished location in Old Montreal, with water views as well as church spires, ancient buildings and ferris wheel. Luminous 2 floor living with gracious spaces, large windows, wood floors, 2 amazing balconies, 2 bedrooms, 2 bathrooms, 1 included garage plus 2nd available for \$55k. Please note the condo has been virtually staged.

Sale with legal warranty of quality

Seller's Declaration Yes SD-01396

Source
 ROYAL LEPAGE VILLAGE, 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.



View



Living room



Living room



Living room



Dining room



Dining room



Hall



Kitchen



Kitchen



Primary bedroom



Primary bedroom



Primary bedroom



Walk-in closet



Bathroom



Bedroom



Bedroom



Bathroom



Laundry room



Balcony



Balcony



Hall



Other



Exterior



Frontage