

**ROYAL LEPAGE VILLAGE**  
 Real Estate Agency  
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**Centris No.** 13175555 (Active)

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**\$3,600/month X 1 year(s)**

**3445 Rue Drummond, apt. 501**  
**Montréal (Ville-Marie)**

**H3G 1X9**

**Region** Montréal  
**Neighbourhood** Golden Square Mile  
**Near**

**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	1958
<b>Style</b>	One storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Divided	<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>	5th floor	<b>Meeting Minutes</b>	
<b>Total Number of Floors</b>	11	<b>Financial Statements</b>	
<b>Total Number of Units</b>	84	<b>Building Rules</b>	
<b>Private Portion Size</b>		<b>Reposess./Judicial auth.</b>	No
<b>Plan Priv. Portion Area</b>	1,524 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>	233 sqft	<b>Contingency fund study</b>	
<b>Cadastre of Private Portion</b>	1338765	<b>Cert. of Loc. (divided part)</b>	No
<b>Cadastre of Common Portions</b>		<b>File Number</b>	
<b>Trade possible</b>		<b>Occupancy</b>	2026-08-01
<b>Zoning</b>	Residential	<b>Deed of Sale Signature</b>	5 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>	\$670
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>		<b>Total</b>		<b>Total</b>	\$670

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	9	<b>No. of Bedrooms (above ground + basement)</b>	3+0	<b>No. of Bathrooms and Powder Rooms</b>	2+0
<b>Included in Lease</b>	Partially furnished				
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
5th floor	Living room	27.8 X 10.10 ft	Laminate floor		

5th floor	Dining room	10.8 X 9.1 ft	Laminate floor	
5th floor	Kitchen	11.3 X 9.7 ft	Laminate floor	quartz counters
5th floor	Primary bedroom	23.7 X 12.10 ft	Laminate floor	
5th floor	Bathroom	10.2 X 7.4 ft	Laminate floor	ensuite
5th floor	Bedroom	12.11 X 13.11 ft	Laminate floor	
5th floor	Bedroom	12.11 X 14.3 ft	Ceramic	
5th floor	Bathroom	7.4 X 5.1 ft	Ceramic	
5th floor	Laundry room	4.3 X 3.10 ft	Laminate floor	

## 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>		Heated, Indoor, Inground
<b>Window Type</b>		<b>Cadastre - Parkg (incl. pr</b>
<b>Energy/Heating</b>		<b>Cadastre - Parkg (excl. pr</b>
<b>Heating System</b>		<b>Leased Parkg</b>
<b>Basement</b>		<b>Parkg (total)</b>
<b>Bathroom</b>	Ensuite bathroom	<b>Driveway</b>
<b>Washer/Dryer (installation)</b>	5th level (Other)	<b>Garage</b>
<b>Fireplace-Stove</b>		<b>Carport</b>
<b>Kitchen Cabinets</b>		<b>Lot</b>
<b>Restrictions/Permissions</b>		<b>Topography</b>
<b>Pets</b>		<b>Distinctive Features</b>
<b>Property/Unit Amenity</b>	Wall-mounted air conditioning, Sprinklers, Intercom, Partially furnished	<b>Water (access)</b>
		<b>View</b>
<b>Building Amenity</b>	Roof terrace, Sauna, Indoor pool, Fitness room, Elevator	<b>Proximity</b>
<b>Building's Distinctive Features</b>		<b>Roofing</b>
<b>Energy efficiency</b>		
<b>Mobility impaired accessible</b>		

## Inclusions

Fridge, stove, dishwasher, washer/dryer, bed frame and mattress can be left in each room, desk and desk chair in 2/3 of the rooms, dresser in master, side tables in 2/3 rooms, couch, dining table, dining chairs, carpet, tv stand and coffee table.

## Exclusions

Hydro

## Remarks

Spacious 3-bedroom, 2-bathroom apartment available at 3445 Drummond, in the heart of downtown Montréal. The apartment offers a comfortable layout with generous living areas and three well-sized bedrooms--an uncommon find in this location. Situated on a quieter stretch of Drummond Street, you are steps from restaurants, cafés, shops, McGill University, hospitals, public transit and everything downtown has to offer.

## Addendum

The Lessor declares the following:

Work to repair water damage is planned by the Syndicate of Co-ownership (date to be determined).  
Balcony restoration work for the building has begun (completion date to be determined).

Available options:

Parking may be available at an additional rental cost.  
A storage locker may be available at an additional rental cost.

The Lessee shall review and acknowledge the building by-laws and sign the rental agreement.

Within five (5) days of acceptance of the Promise to Lease, the Lessee shall provide a TRUSTII verification, proof of income,

and proof of tenant insurance.

In the event of multiple lessees, all lessees shall be jointly and severally liable for all obligations arising under the lease.

**Seller's Declaration**

No

**Source**

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Overall view



Living room



Dining room



Dining room



Kitchen



Kitchen



Hall



Bathroom



Primary bedroom



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Laundry room



Balcony



Balcony



Pool



Exercise room



Total: 1668 sq. ft.  
 1st Floor: 1668 sq. ft.  
 Estimated Annual: 30,000 sq. ft.

\*Floor Plan Generated by National Multiple Listing Service (NMLS) and is for informational purposes only.

Centris®

Other