

ROYAL LEPAGE VILLAGE
 Real Estate Agency
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Centris No. 17277529 (Active)



\$389,000

5435 Rue St-Denis, apt. 305
Montréal (Le Plateau-Mont-Royal)
H2J 4B7

Region Montréal
Neighbourhood Le Plateau-Mont-Royal
Near Saint-Gregoire
Body of Water

Property Type	Apartment	Year Built	2011
Style	One storey	Expected Delivery Date	
Condominium Type	Divided Share 2.51%	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2011)
Building Type	Detached	Published to RFQ	Yes (2011-10-03)
Floor	3rd floor	Special Contribution	
Total Number of Floors	4	Meeting Minutes	Yes (2021)
Total Number of Units		Financial Statements	Yes (2022)
Private Portion Size	38 X 19 ft	Building Rules	
Plan Priv. Portion Area	672 sqft	Repossess./Judicial auth.	No
Building Area		Trade possible	
Lot Size		Cert. of Loc. (divided part)	Yes (2011)
Lot Area		File Number	
Cadastre of Private Portion	4726607	Occupancy	60 days PP/PR Accepted
Cadastre of Common Portions	4726504 , 4726505	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2022	Municipal	\$2,113 (2022)	Condo Fees (\$252/month)	\$3,024
Lot	\$39,200	School	\$249 (2022)	Common Exp.	
Building	\$229,400	Infrastructure		Electricity	\$784
		Water		Oil	
				Gas	
Total	\$268,600	Total	\$2,362	Total	\$3,808

Room(s) and Additional Space(s)					
No. of Rooms	6	No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
3	Living room	10.7 X 9.3 ft	Wood		
3	Dining room	10.1 X 11.4 ft	Wood		
3	Kitchen	10.4 X 9.9 ft	Ceramic		
3	Bedroom	9.6 X 11.3 ft	Wood		

3	Bedroom	9.9 X 9.7 ft	Wood	office, no window
3	Bathroom	9.2 X 5.1 ft	Ceramic	
Additional Space	Size	Cadastre/Unit number	Description of Rights	
Storage space	3 X 3 ft	305	Common portion for restricted use	

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$33)
Water Supply	Municipality	Renovations	
Siding		Pool	
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Parkg (total)	
Heating System	Electric baseboard units	Driveway	
Basement		Garage	
Bathroom		Carport	
Washer/Dryer (installation)	laundry room (3rd level)	Lot	
Fireplace-Stove		Topography	
Kitchen Cabinets		Distinctive Features	
Restrictions/Permissions		Water (access)	
Equipment/Services	Wall-mounted air conditioning	View	
Building's Distinctive Features		Proximity	Bicycle path, Daycare centre, Elementary school, High school, Metro, Park
Energy efficiency		Roofing	

Inclusions

all light fixtures, all window coverings, dishwasher, fridge, stove, wall-mounted AC with remote, washer & dryer

Exclusions

Broker - Remarks

Bright and spacious 2-bdrm condo, centrally located in Le-Plateau-Mont-Royal. Open-concept kitchen with bar seating, hardwood floors throughout, balcony access from living room. The 2nd bedroom has no exterior window, but makes for a great guest room or home office with double French doors. There is a storage locker and common bike storage area. Walking distance to 2 metro stations (Laurier & Rosemont), as well as groceries, and Parc Sir-Wilfrid-Laurier.

Sale with legal warranty

Seller's Declaration Yes SD-13245

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.



Frontage



Interior



Kitchen



Kitchen



Dining room



Dining room



Living room



Living room



Living room



Primary bedroom



Primary bedroom



Primary bedroom



Dining room



Bedroom



Bedroom



Bathroom



Bathroom



Storage



Exterior



Exterior



Frontage

PLANCHER PRINCIPAL Aire liv. 728 pi²



Other

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