

ROYAL LEPAGE VILLAGE
 Real Estate Agency
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 Pointe-Claire (QC) H9R 3J1
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Centris No. 20427469 (Active)



\$1,700/month X 12 month(s)

2162 Av. Northcliffe
Montréal (Côte-des-Neiges/Notre-Dame-de-Grâce)
H4A 2V5

Region Montréal
Neighbourhood Notre-Dame-de-Grâce
Near
Body of Water

Property Type Apartment
Style One storey
Condominium Type Divided
Year of Conversion
Building Type Semi-detached
Floor 2nd floor
Total Number of Floors 2
Total Number of Units 2
Private Portion Size
Plan Priv. Portion Area 1,284 sqft
Building Area
Lot Size
Lot Area
Cadastre of Private Portion 4139688, 4144865
Cadastre of Common Portions 4144863, 4144864
Zoning Residential

Year Built 1923
Expected Delivery Date
Specifications
Declaration of co-ownership
Special Contribution
Meeting Minutes
Financial Statements
Building Rules
Reposess./Judicial auth.
Trade possible
Cert. of Loc. (divided part) Yes (2018)
File Number
Occupancy 10 days PP/PR
 Accepted
Deed of Sale Signature 10 days PP/PR
 Accepted

Municipal Assessment

Year
Lot
Building

Taxes (annual)

Municipal
School
Infrastructure
Water

Expenses/Energy (annual)

Condo Fees
Common Exp.
Electricity
Oil
Gas

Total

Total

Total

Room(s) and Additional Space(s)

No. of Rooms	6	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
2	Family room	17 X 12 ft	Wood	Fireplace-Stove.	
2	Kitchen	11.7 X 11.5 ft	Linoleum		
2	Living room	15 X 11.9 ft	Wood		
2	Master bedroom	12.11 X 12 ft	Wood		

2	Bedroom	11 X 10.5 ft	Wood	
2	Bedroom	11 X 8.9 ft	Wood	currently used as dining room
2	Bathroom	9 X 5 ft	Ceramic	
2	Solarium/Sunroom	9.3 X 5.7 ft	Concrete	

Features

Sewage System	Municipality	Rented Equip. (monthly)
Water Supply	Municipality	Renovations
Siding		Pool
Windows		Cadastre - Parkg (incl. pr
Window Type		Cadastre - Parkg (excl. pr
Energy/Heating	Electricity	Parkg (total)
Heating System	Hot water	Driveway
Basement		Garage
Bathroom		Carport
Washer/Dryer (installation)		Lot
Fireplace-Stove		Topography
Kitchen Cabinets		Distinctive Features
Restrictions/Permissions		Water (access)
Equipment/Services		View
Building's Distinctive Features		Proximity
Energy efficiency		Roofing

Inclusions

fridge, stove, light fixtures, washer, dryer, driveway

Exclusions

electricity, heating, snow removal

Broker - Remarks

Spacious apartment just steps away from Vendome metro and many bus lines . Live Westmount adjacent with easy access to highways 15 and 20 and walking distance to all amenities. Includes fridge, stove washer and dryer and a driveway.

Addendum

- No smoking
- Pets at discretion of the lessor
- Full credit check, references and proof of employment to be submitted with a promise to lease
- Proof of tenant's insurance and liability insurance up to \$2 million must be provided prior to occupancy

Seller's Declaration

No

Source

ROYAL LEPAGE VILLAGE, Real Estate Agency



Frontage



Hall



Hall



Living room



Living room



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Bedroom



Bedroom



Family room



Family room



Family room



Bedroom



Bedroom



Bathroom



Bathroom