

ROYAL LEPAGE VILLAGE
 Real Estate Agency
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Centris No. 23790268 (Active)

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\$3,300/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

Property Type	Apartment	Year Built	1958
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership	
Building Type	Detached		
Floor	5th floor		
Total Number of Floors	11	Special Contribution	
Total Number of Units	84	Meeting Minutes	
Private Portion Size		Financial Statements	
Plan Priv. Portion Area	1,524 sqft	Building Rules	
Building Area		Repossess./Judicial auth.	
Lot Size		Building insurance	
Lot Area	233 sqft	Maintenance log	
Cadastre of Private Portion	1338765	Co-ownership insurance	
Cadastre of Common Portions		Contingency fund study	
Trade possible		Cert. of Loc. (divided part)	No
Zoning	Residential	File Number	
		Occupancy	10 days PP/PR Accepted
		Deed of Sale Signature	5 days PP/PR Accepted

Municipal Assessment	Taxes (annual)	Expenses/Energy (annual)	
Year	Municipal	Condo Fees	
Lot	School	Common Exp.	
Building	Infrastructure	Electricity	\$670
	Water	Oil	
		Gas	
Total	Total	Total	\$670

Room(s) and Additional Space(s)			
No. of Rooms	9	No. of Bedrooms (above ground + basement)	3+0
		No. of Bathrooms and Powder Rooms	2+0
Included in Lease	Partially furnished		
Level	Room	Size	Floor Covering
			Additional Information

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

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

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

ROYAL LEPAGE VILLAGE, Real Estate Agency



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



Kensal, North Bay, St.
 10'6" x 12'10" - 10'6" x 12'10"
 10'6" x 12'10" - 10'6" x 12'10"
 10'6" x 12'10" - 10'6" x 12'10"
 10'6" x 12'10" - 10'6" x 12'10"

Other

Centris®