

ROYAL LEPAGE VILLAGE
 Real Estate Agency
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Centris No. 9006661 (Active)



\$399,000

5435 Rue St-Denis, apt. 203
Montréal (Le Plateau-Mont-Royal)
H2J 4B7

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

Property Type	Apartment	Year Built	2011
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2011)
Building Type	Detached	Special Contribution	
Floor	2nd floor	Meeting Minutes	Yes (2022)
Total Number of Floors	4	Financial Statements	Yes (2022)
Total Number of Units	37	Building Rules	
Private Portion Size	32 X 25 ft	Reposess./Judicial auth.	No
Plan Priv. Portion Area	800 sqft	Building insurance	Yes (2022)
Building Area		Maintenance log	
Lot Size		Co-ownership insurance	Yes (2023)
Lot Area		Contingency fund study	Yes (2021)
Cadastre of Private Portion	4726597	Cert. of Loc. (divided part)	Yes (2022)
Cadastre of Common Portions	4726504, 4726505	File Number	
Trade possible		Occupancy	2023-07-01
Zoning	Residential	Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$2,373 (2022)	Condo Fees (\$292/month)	\$3,504
Lot	\$54,600	School	\$283 (2023)	Common Exp.	
Building	\$337,500	Infrastructure		Electricity	\$860
		Water		Oil	
				Gas	
Total	\$392,100 (101.76%)	Total	\$2,656	Total	\$4,364

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	
2	Living room	14.6 X 10.11 ft	Wood		
2	Dining room	14.11 X 9.8 ft	Wood		
2	Kitchen	8.1 X 10.4 ft	Ceramic		

2	Bedroom	10.1 X 13.8 ft	Wood	
2	Bedroom	10.3 X 9.4 ft	Wood	office no windows
2	Bathroom	8.7 X 8.9 ft	Ceramic	washer & dryer
Additional Space	Size	Cadastre/Unit number	Description of Rights	
Balcony	9 X 4 ft			

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	Electric baseboard units	Driveway	
Basement		Garage	
Bathroom		Carport	
Washer/Dryer (installation)	Bathroom (2nd level)	Lot	
Fireplace-Stove		Topography	
Kitchen Cabinets		Distinctive Features	
Restrictions/Permissions		Water (access)	
Equipment/Services	Wall-mounted air conditioning, Wall-mounted heat pump	View	
Building's Distinctive Features		Proximity	Bicycle path, Daycare centre, Elementary school, High school, Metro, Park, Public transportation
Energy efficiency		Roofing	
Mobility impaired accessible			

Inclusions

all light fixtures, all window coverings, dishwasher, wall-mounted AC, all mirrors and bathroom accessories, 3 stools, water heater (2020)

Exclusions

fridge, stove, washer, dryer

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 with gorgeous brick veneer accent wall. 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.

Addendum

Sale without legal guarantee of quality at the buyer's risk.

Unit is currently rented. Lessee will vacate as of June 30th, 2023. Occupancy July 1st, 2023.

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration

Yes SD-45570

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



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Dining room



Dining room



Dining room



Living room



Living room



Living room



Dining room



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Kitchen



Bathroom



Bathroom



Balcony



Frontage



Frontage

PLANCHER PRINCIPAL



Other

Centris®