

**ROYAL LEPAGE VILLAGE**  
 Real Estate Agency  
 263-C, boul. St-Jean  
 Pointe-Claire (QC) H9R 3J1  
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**Centris No.** 9662631 (Active)



**\$319,000**

**1054 Rue Berri, apt. 32**  
**Montréal (Ville-Marie)**  
**H2L 4X2**

**Region** Montréal  
**Neighbourhood** Central  
**Near**  
**Body of Water**

**Property Type** Apartment  
**Style** One storey  
**Condominium Type** Divided  
**Year of Conversion**  
**Building Type** Attached  
**Floor** 3rd floor  
**Total Number of Floors** 3  
**Total Number of Units** 16  
**Private Portion Size**  
**Plan Priv. Portion Area** 608 sqft  
**Building Area**  
**Lot Size**  
**Lot Area**  
**Cadastre of Private Portion** 1181999  
**Cadastre of Common Portions** 1284800, 1284801  
**Trade possible**  
**Zoning** Residential, Commercial

**Year Built** 1987  
**Expected Delivery Date**  
**Specifications**  
**Declaration of co-ownership Issued** Yes (1987)  
**Published to RFQ** Yes (1987-04-22)  
**Special Contribution**  
**Meeting Minutes** Yes (2021)  
**Financial Statements** Yes (2020)  
**Building Rules**  
**Reposess./Judicial auth.** No  
**Building insurance**  
**Maintenance log**  
**Co-ownership insurance**  
**Contingency fund study**  
**Cert. of Loc. (divided part)** No  
**File Number**  
**Occupancy** 30 days PP/PR  
 Accepted  
**Deed of Sale Signature** 30 days PP/PR  
 Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2025	<b>Municipal</b>	\$1,635 (2025)	<b>Condo Fees (\$27/month)</b>	\$315
<b>Lot</b>	\$79,900	<b>School</b>	\$200 (2025)	<b>Common Exp.</b>	
<b>Building</b>	\$182,600	<b>Infrastructure</b>		<b>Electricity</b>	\$630
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$262,500 (121.52%)	<b>Total</b>	\$1,835	<b>Total</b>	\$945

## Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
5		1+0		1+0	
Level	Room	Size	Floor Covering	Additional Information	
3	Living room	13.2 X 11.10 ft	Carpet		
3	Dining room	7.11 X 9.10 ft	Carpet		
3	Kitchen	7.9 X 9.10 ft	Ceramic		

3	Bedroom	12.6 X 9.10 ft	Carpet
3	Bathroom	8 X 4.11 ft	Ceramic

**Features**

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	Water heater - 1 (\$19)
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Siding</b>		<b>Pool</b>	
<b>Windows</b>		<b>Cadastre - Parkg (incl. pr</b>	
<b>Window Type</b>		<b>Cadastre - Parkg (excl. pr</b>	
<b>Energy/Heating</b>	Electricity	<b>Leased Parkg</b>	
<b>Heating System</b>	Electric baseboard units	<b>Parkg (total)</b>	
<b>Basement</b>		<b>Driveway</b>	
<b>Bathroom</b>		<b>Garage</b>	
<b>Washer/Dryer (installation)</b>		<b>Carport</b>	
<b>Fireplace-Stove</b>		<b>Lot</b>	
<b>Kitchen Cabinets</b>		<b>Topography</b>	
<b>Restrictions/Permissions</b>		<b>Distinctive Features</b>	
<b>Pets</b>		<b>Water (access)</b>	
<b>Property/Unit Amenity</b>		<b>View</b>	
<b>Building Amenity</b>		<b>Proximity</b>	Bicycle path, CEGEP, Hospital, Metro, Park, Public transportation, University
<b>Building's Distinctive Features</b>		<b>Roofing</b>	
<b>Energy efficiency</b>			
<b>Mobility impaired accessible</b>			

**Inclusions**  
 Fridge, stove, oven, dishwasher, washer, dryer, blinds in living room

**Exclusions**

**Remarks**  
 This charming condo presents the perfect opportunity for those looking to add their personal touch to a home. Situated in a highly sought-after area of downtown and just a 5-minute walk from the Berri-UQAM metro! With a bit of creativity, you can transform this space into something truly special in an unbeatable location. Don't miss out!

**Addendum**  
 -Sale without legal warranty of quality, at the buyer's risk and peril  
  
 -A new Certificate of location was ordered.  
  
 -All offers must be accompanied by an up-to-date letter of financial pre-qualification.  
  
 -The BUYER may choose the notary, but the notary must be agreeable to the SELLER.

**Sale with exclusion(s) of legal warranty : This sale is made without legal warranty of quality at the buyer's own risk and peril.**

**Seller's Declaration**

Yes SD-19583

**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



Living room



Living room



Overall view



Overall view



Dining room



Kitchen



Kitchen



Kitchen



Overall view



Bedroom



Bedroom



Bedroom

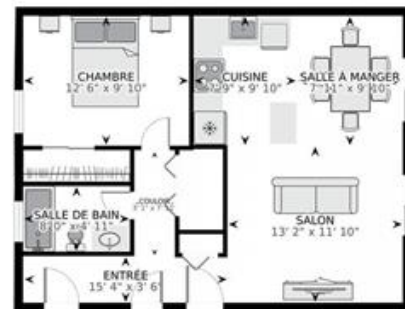


Bathroom



Other

PLANCHER PRINCIPAL Aire Int. 639 pi²



Other