

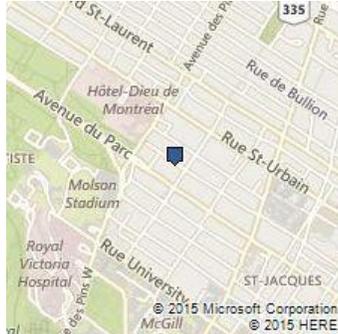


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Centris® No. 20132957 (Active)



\$785,000

3666 Rue Jeanne-Mance, apt. 209
Le Plateau-Mont-Royal (Montréal)
H2X 2K5

Region Montréal
Neighbourhood Le Plateau-Mont-Royal
Near Prince-Arthur
Body of Water

Property Type	Apartment	Year Built	Unknown, Historic
Style	Two or more storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (1986)
Building Type	Detached	Special Contribution	
Floor	2nd floor	Meeting Minutes	
Total Number of Floors		Financial Statements	
Total Number of Units		Building Rules	
Private Portion Size		Repossession	
Plan Priv. Portion Area	1,687 sqft	Trade possible	
Building Area		Cert. of Loc. (divided part)	No
Lot Size		File Number	
Lot Area		Occupancy	2015-06-15
Cadastre of Private Portion	1340033, 1514655	Deed of Sale Signature	2015-06-15
Cadastre of Common Portions	1514404, 1514405		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2012	Municipal	\$6,005 (2015)	Condo Fees (\$644/month)	\$7,728
Lot	\$142,700	School	\$1,267 (2015)	Common Exp.	
Building	\$578,400	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$721,100	Total	\$7,272	Total	\$7,728

Room(s) and Additional Space(s)					
No. of Rooms	8	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
2	Living room	15.9 X 20 ft irr	Wood	[10+ feet ceiling]	
2	Kitchen	12 X 12 ft irr	Wood	[with balcony access]	
2	Dining room	12.9 X 8 ft irr	Wood	[high ceilings, skylights]	
2	Master bedroom	13.2 X 11.5 ft irr	Wood	[12 foot ceiling]	
2	Master bath ensuite	9.6 X 7.8 ft irr	Ceramic	[w/ skylight]	
2	walk-in closet	9.8 X 6 ft irr	Wood		

2	Powder room	9.5 X 4.11 ft irr	Ceramic	[w/ washer & dryer]
3	Loft	17 X 14 ft irr	Carpet	[with 3 skylights]
3	Bedroom	11.8 X 11.1 ft irr	Carpet	
3	Ensuite bathroom	8.2 X 7.8 ft irr	Ceramic	
3	Office	9.7 X 7.3 ft irr	Carpet	
3	Mechanical room	7 X 6.4 ft irr		
4	Terrace	33 X 19 ft irr	Trex (composite)	
Additional Space	Size	Cadastre/Unit number	Description of Rights	
Garage		1514641		
Driveway		1514641		
Two storage spaces				

Features				
Sewage System	Municipality		Rented Equip. (monthly)	
Water Supply	Municipality		Renovations	
Siding	Brick, Stone		Pool	
Windows			Cadastre - Parking	Driveway - 1, Garage - 1
Window Type			Parking	Driveway (1), Garage (1), License tag (1)
Energy/Heating	Electricity		Driveway	Asphalt
Heating System	Radiant		Garage	Built-in, Heated
Basement			Carport	
Bathroom	Ensuite bathroom		Lot	Fenced
Washer/Dryer (installation)			Topography	Flat
Fireplace-Stove	Stove - Other: Decorative stove		Distinctive Features	
Kitchen Cabinets			Water (access)	
Equipment/Services	Wall-mounted air conditioning		View	City view
Building's Distinctive Features			Proximity	Bicycle path, CEGEP, Elementary school, High school, Hospital, Metro, Park, Public transportation, University, Walking distance to all services
Energy efficiency			Roofing	

Inclusions
Refrigerator, wall oven, induction cooktop, range hood, dishwasher, garburator, garbage compactor, washer & dryer

Exclusions
Dining room chandelier

Broker - Remarks
Beautifully renovated condo in Le Jardins de l'Église. Bedrooms are on separate floors, each having an ensuite bathroom. Hickory wood floors, 12'ceiling, 6 skylights, exposed bricks, heated floors, private terrace, garage + reserved exterior parking, storage locker. Place des Arts, Mount-Royal & McGill University are w/in a 5 minute walk. MUST SEE!

Addendum
***** MAJESTIC RESIDENCE, IDEALLY LOCATED *****

***** JARDINS DE L'EGLISE ***** This unique and historic building, converted into condos in 1986, still holds the spiritual beauty and charm of the original Presbyterian Church, built in 1910!

The spacious two storey condo has a large bedroom with an ensuite bathroom on each floor, 12 foot ceilings, 6 skylights, heated floors (entire main floor as well as the bedroom suite), a private terrace, and much more.

The unit also comes with a garage space and a private exterior parking space, and 2 storage lockers within the garage area.

Incredible amount of storage: in addition to the two storage lockers (garage area) and the two walk-in closets, there are 6 other closets/storage area ... (1) entry closet, (2) linen closet, (3) closet under stairs, (4) closet in office, (5) closet on terrace level, (6) mechanical room storage

Truly a ONE-of-a-kind majestic residence in a "heavenly" location, walking distance to all amenities, Place des Arts, Mount-Royal, and McGill University!

Well worth a visit!!!

Seller's Declaration

Yes SD-97089

Source

GROUPE SUTTON - CENTRE OUEST INC., 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



Dining room



Living room



Living room



Living room



Master bedroom



Ensuite bathroom



Storage



Patio



Family room



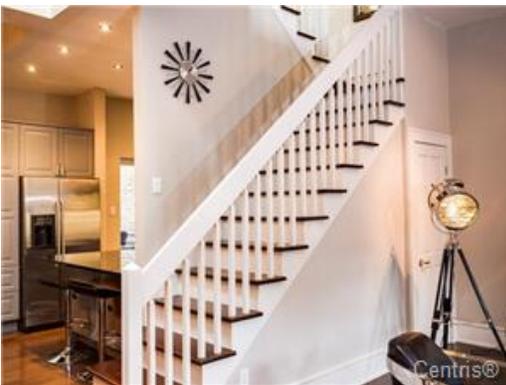
Bedroom



Office



Aerial photo



Staircase



Kitchen



Frontage