

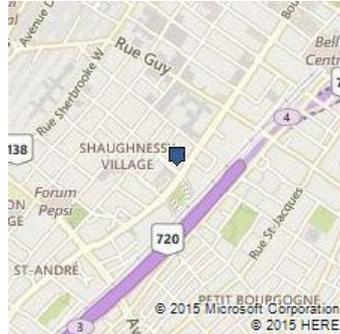


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Centris® No. 20053294 (Active)



\$680,000

1167 Rue St-Marc
Ville-Marie (Montréal)
H3H 2E4

Region Montréal
Neighbourhood Central West
Near René-Lévesque
Body of Water

Property Type	House	Year Built	1900, Historic
Style	Split-level	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	No
Building Type	Semi-detached	Special Contribution	
Floor		Meeting Minutes	Yes (2014)
Total Number of Floors		Financial Statements	
Total Number of Units		Building Rules	
Private Portion Size		Repossession	
Gross Priv. Portion Area	2,125 sqft	Trade possible	
Building Area		Cert. of Loc. (divided part)	No
Lot Size		File Number	
Lot Area		Occupancy	30 days PP/PR Accepted
Cadastre of Private Portion	1064743	Deed of Sale Signature	30 days PP/PR Accepted
Cadastre of Common Portions			
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2012	Municipal	\$1 (2014)	Condo Fees (\$374/month)	\$4,488
Lot	\$138,200	School	\$1 (2014)	Common Exp. (\$1/month)	\$12
Building	\$769,000	Infrastructure		*condo fees include municipal and school taxes	
		Water		Electricity	
				Oil	
				Gas	
Total	\$907,200	Total	\$2	Total	\$4,500

Room(s) and Additional Space(s)					
No. of Rooms	10	No. of Bedrooms	3+1	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	13 X 17 ft irr	Slate	[massive fireplace, 10'ceiling]	
GF	Dining room	11 X 12 ft irr	Slate	[open concept w/ LVR & kitchen]	
GF	Kitchen	10 X 14 ft irr	Slate	[modern, marble counters]	

GF	Bedroom	12 X 10.5 ft irr	Bamboo	[10.5' ceilings, massive beam]
GF	walk in	10 X 5 ft irr	Bamboo	
GF	Bathroom	10 X 8 ft irr	Tile (heated floor)	[separate shower and bath]
GF	Office	12 X 8 ft irr	Bamboo	[view of private courtyard]
BA1	Bedroom	11 X 9 ft irr	Bamboo	[8.5' ceiling]
BA1	Bedroom	11 X 9 ft irr	Bamboo	[big window]
BA1	Family room	18 X 23 ft irr	Cork floor	[terrific, highly useful space]
BA1	Wine cellar	7 X 7 ft irr	Cork floor	[stone foundation wall]
BA1	Bathroom	8 X 6.5 ft irr	Tile (heated floor)	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	Kitchen - 2010, Fenestration - 2010, Floor - 2010, Bathroom - 2010, Basement - 2010
Siding	Brick, Stone	Pool	
Windows		Cadastre - Parking	
Window Type		Parking	Driveway (1), License tag (1)
Energy/Heating	Electricity	Driveway	Paving stone
Heating System	Electric baseboard units, Radiant, Heat pump, Fireplace	Garage	
Basement	6 feet and more, Finished basement, Outdoor entrance	Carport	
Bathroom	Ensuite bathroom, Separate shower and bath	Lot	
Washer/Dryer (installation)	Bathroom	Topograpy	
Fireplace-Stove	Wood fireplace	Distinctive Features	
Kitchen Cabinets	New	Water (access)	
Equipment/Services	Workshop, Air exchange system, Heat pump (heating/cooling)	View	
Building's Distinctive Features		Proximity	
Energy efficiency		Roofing	

Inclusions

kitchen appliances (refrigerator, wall oven, cooktop, microwave, dish washer), light fixtures, blinds and curtains, walk-in closet shelving, alarm system wiring

Exclusions

washer & dryer, basement refrigerator, ceiling fan

Broker - Remarks

Fabulous spacious townhouse w/ 3+1 bdrm, 2+1 bthrm. Open KIT/DNR/LVR, gorgeous massive fireplace, 10' ceilings, exposed beams, brick walls, slate and hwd floors, bay windows facing south, and a private entrance. All services are w/in walking distance. Beautiful unique townhouse with an abundance of cachet.

Addendum

* elegant property with greystone façade facing the grounds of the Canadian Centre for Architecture (CCA), on a tree lined street, steps from universities, shopping and downtown. Urban living at its best. Ground floor condo with large windows with southern exposure. A visit is strongly recommended for those who appreciate uniqueness.

* The building's construction dates back to approximately 1900. Prior to the recent renovations, it was extensively renovated in 1982 by architect John Schreiber who had both a home and office in the building. The architectural style is truly unique.

* Shaughnessy Village area is undergoing a transformation. The city of Montreal is currently studying the reconfiguration of the St-Marc/René-Lévesque intersection to reduce the St-Marc traffic volume (see attached Tandem report), implementing speed limit reductions and opening a primary school in the area.

* 1167-1171 St-Marc is being converted from an undivided co-ownership to a divided co-ownership. The conversion is

expected to take place prior to the sale of 1167 St-Marc. Should the Buyer require an expedited notarization date, the Seller will consider loaning up to 20% of the purchase price to the Buyer to ensure that the notarization can proceed.

* the agent is one of the owners. The NOTICE OF DISCLOSURE acknowledgement must be included with a Promise to Purchase.

* energy consumption (Hydro) = ~165\$/month

* Refer to attached documents (Seller's declaration, certificate of location, co-ownership documentation, Hydro bill, etc.) for additional information.

Seller's Declaration

Yes SD-90601

Source

Notice of disclosure

Yes

GROUPE SUTTON - CENTRE OUEST INC., Real Estate Agency (Interest: Direct)

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.



Living room



Kitchen



Kitchen



Living room



Living room



Dining room



Family room



Family room



Master bedroom



Ensuite bathroom



Bedroom



Bedroom



Bathroom



Powder room



Cellar/Cold room



Frontage



Street



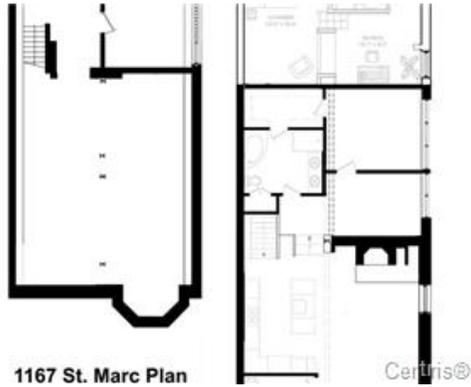
Street



Playroom



Playroom



1167 St. Marc Plan
Overall view



Dining room



Kitchen



Frontage