

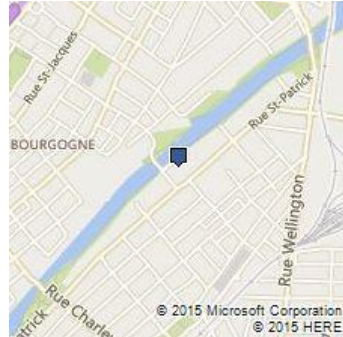


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Centris® No. 19169325 (Active)



\$389,000

1755 Rue St-Patrick, apt. 103
Le Sud-Ouest (Montréal)
H3K 3G9

Region Montréal
Neighbourhood Pointe-Saint-Charles
Near Des Seigneurs
Body of Water Lachine Canal

Property Type	Apartment	Year Built	1904, Historic
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion	1989	Declaration of co-ownership	
Building Type	Attached	Special Contribution	
Floor	1st floor (ground floor)	Meeting Minutes	
Total Number of Floors		Financial Statements	
Total Number of Units		Building Rules	
Private Portion Size		Repossession	
Plan Priv. Portion Area	929 sqft	Trade possible	
Building Area		Cert. of Loc. (divided part)	Yes (2006)
Lot Size		File Number	
Lot Area		Occupancy	45 days PP/PR Accepted
Cadastre of Private Portion	1852626	Deed of Sale Signature	45 days PP/PR Accepted
Cadastre of Common Portions	1854184,4936941		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2012	Municipal	\$2,660 (2015)	Condo Fees (\$365/month)	\$4,380
Lot	\$58,900	School	\$526 (2014)	Common Exp.	
Building	\$253,200	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$312,100	Total	\$3,186	Total	\$4,380

Room(s) and Additional Space(s)					
No. of Rooms	5	No. of Bedrooms	1+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	21.5 X 18 ft irr	Wood		
GF	Kitchen	14.5 X 9 ft irr	Wood		
GF	Bedroom	18 X 8.5 ft irr	Wood		
GF	Bathroom	8 X 8.5 ft irr	Ceramic		

GF	Hall	4 X 4 ft irr	Wood	
Additional Space Storage space	Size	Cadastre/Unit number	Description of Rights	
Features				
Sewage System	Municipality	Rented Equip. (monthly)		
Water Supply	Municipality	Renovations		
Siding	Brick, Stone	Pool		
Windows	Aluminum	Cadastre - Parking		
Window Type		Parking	Driveway (1)	
Energy/Heating	Electricity	Driveway	Asphalt, exterior parking	
Heating System	Convection baseboards	Garage	Car wash equipment located in the garage	
Basement		Carport		
Bathroom		Lot	Landscaped	
Washer/Dryer (installation)		Topograpy	Flat	
Fireplace-Stove		Distinctive Features	Well situated, close to all services	
Kitchen Cabinets	Wood	Water (access)	Waterfront, located at the St-Gabriel Lock & Lachine canal	
Equipment/Services	Mobility impaired accessible, Elevator(s), Central air conditioning, Sauna, "party" room with amazing views	View	View of the water, panoramic view from the "Party" room	
Building's Distinctive Features		Proximity	Bicycle path, Highway, Hospital, Metro, Park, Atwater Market, Lachine Canal, Griffintown	
Energy efficiency		Roofing		
Inclusions				
Fridge, stove, dishwasher, washer and dryer, blinds				
Exclusions				
Broker - Remarks				
Condo w/ huge windows overlooking garden & canal (Bassin des Pretres). Designer kitchen, renov bthrm, wood flrs, brick wall & columns, metal beams, 9' ceiling, A/C, intercom, parking, locker, gym, sauna, elevator, "party" room w/ A1 views, car wash area, workshop, janitor. 10min walk to downtown. Great location. *** OPEN HOUSE SUNDAY from 2 to 4pm				
Addendum				
<p>Construite en plusieurs étapes entre 1884 et 1920, l'usine de la Belding-Corticelli Limited est située rue du Canal dans le quartier Pointe-Saint-Charles, à proximité des écluses Saint-Gabriel du canal de Lachine. L'usine, qui se consacrait autrefois à la transformation de la soie en fils et en rubans ainsi qu'à la fabrication d'étoffes et de bas de soie, abrite maintenant des habitations.</p> <p>Le complexe se compose de différents bâtiments, tous avec une enveloppe en brique rouge et une fondation en pierre. Un édifice, composé de deux ailes jumelées et possédant quatre étages, est construit parallèlement à la rue Saint-Patrick. Ce dernier est percé à intervalles réguliers de fenêtres étroites entre lesquelles s'insèrent des ressauts verticaux rappelant des pilastres. Une corniche formée d'arcs segmentaires souligne la forme des fenêtres du dernier niveau. Sur les murs extérieurs se trouvent à tous les étages des ancrages de forme ovale en fonte. La structure est composée de colonnes de bois... voir document ci-joint pour plus d'informations (déclaration de copropriété, Hydro, etc)</p>				
Seller's Declaration		Yes SD-63637		
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



Living room



Living room



Kitchen



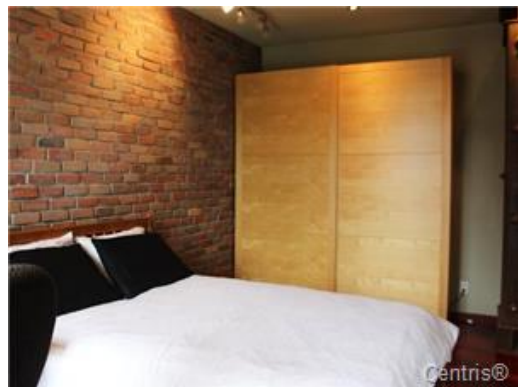
Kitchen



Bedroom



Bedroom



Bedroom



Bathroom



View



Other



Other



Overall view



Reception area



Reception area



Reception area



Overall view



Other



Other



Other



Other



Other