

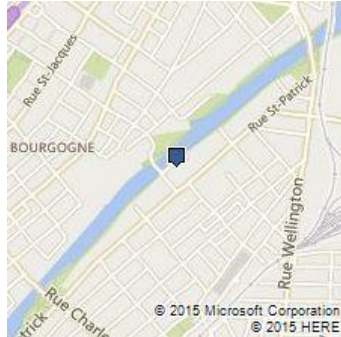


Simon Beauregard, Certified Real Estate Broker
GROUPE SUTTON - CENTRE OUEST INC.
 Real Estate Agency
 245, av. Victoria #20
 Westmount (QC) H3Z 2M6
 http://www.sibeauc.ca

514-992-9005 / 514-933-5800
 Fax : 514-933-2299
 sbeauregard@sutton.com



Centris® No. 14773217 (Active)



\$274,000

1788 Rue du Canal, apt. B208
Le Sud-Ouest (Montréal)
H3K 3E6

Region Montréal
Neighbourhood Pointe-Saint-Charles
Near
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	2nd floor	Meeting Minutes	
Total Number of Floors		Financial Statements	
Total Number of Units		Building Rules	
Private Portion Size		Repossession	
Plan Priv. Portion Area	62.60 sqm	Trade possible	
Building Area		Cert. of Loc. (divided part)	Yes (2005)
Lot Size		File Number	
Lot Area		Occupancy	20 days PP/PR Accepted
Cadastre of Private Portion	1852642	Deed of Sale Signature	20 days PP/PR Accepted
Cadastre of Common Portions	1854184, 4936941		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2012	Municipal	\$1,954 (2015)	Condo Fees (\$284/month)	\$3,408
Lot	\$45,700	School	\$403 (2015)	Common Exp.	
Building	\$183,700	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$229,400	Total	\$2,357	Total	\$3,408

Room(s) and Additional Space(s)				
No. of Rooms		No. of Bedrooms		No. of Bathrooms and Powder Rooms
4		1+0		1+0
Level	Room	Size	Floor Covering	Additional Information
2	Living room	17.8 X 10.6 ft irr	Wood	
2	Kitchen	11.10 X 8.5 ft irr	Ceramic	
2	Bedroom	16.9 X 10.6 ft irr	Wood	
2	Bathroom	8.5 X 5.4 ft irr	Ceramic	

Additional Space Storage space	Size	Cadastre/Unit number	Description of Rights Common portion
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	Electric baseboard units	Garage	Heated, Car wash equipment located in the garage
Basement		Carport	
Bathroom		Lot	Landscaped
Washer/Dryer (installation)		Topograpy	
Fireplace-Stove		Distinctive Features	Cul-de-sac, Street corner
Kitchen Cabinets		Water (access)	Waterfront, Located at the
Equipment/Services	Mobility impaired accessible,	View	St-Gabriel Lock & Lachine canal
Building's Distinctive Features	Elevator(s), Workshop, Sauna,	Proximity	View of the water
Energy efficiency	"Party" room with amazing views	Roofing	
Building's Distinctive Features			Bicycle path, Highway, Hospital,
Energy efficiency			Metro, Park, Great restaurants and
Energy efficiency			cafes, museums, sport center
Energy efficiency			
Inclusions			
Air conditioner, dishwasher, washer/dryer and blinds, all of which is being provided in "as is" condition and without legal warranty.			
Exclusions			
Fridge, stove, hanging light in entry			
Broker - Remarks			
TERRIFIC condo w/ huge windows, high ceilings (10' 9"), wood flrs, AC, exposed beams, intercom, storage locker, gym, sauna, elevator, janitor, workshop, huge private party room with kitchen and amazing downtown view, garage w/ car wash area. Ideal location on the Lachine Canal, near Atwater Market, and 10min walk to downtown. This is a MUST SEE!!!			
Addendum			
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.			
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)			
Seller's Declaration		Yes SD-2036	
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



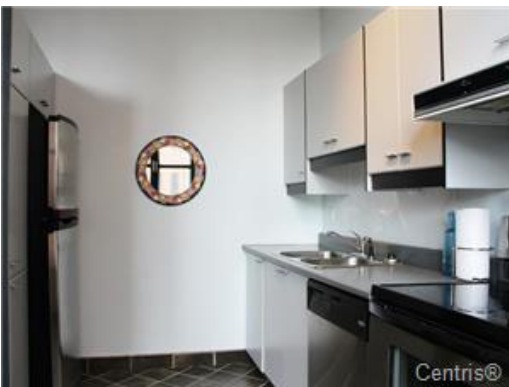
Living room



Dinette



Kitchen



Kitchen



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom



View



Frontage