



Simon Beaugard, Certified Real Estate Broker
GROUPE SUTTON - CENTRE OUEST INC.
 Real Estate Agency
 245, av. Victoria #20
 Westmount (QC) H3Z 2M6
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\$1,850 per month X 18 month(s)

4132 Boul. Dorchester O., apt. A, Westmount, H3Z 3V1 (Green)

Centris® No.

26437109 (Sold Nb. of Days 29)

Seller's Declaration

No

Property Type	Apartment ()	Occupancy	1 days PP/PR Accepted
Style	Two or more storey	Deed of Sale Signature	1 days PP/PR Accepted
Floor	GF	Lot Eval.	
Building Type	Attached	Building Eval.	
Year Built		Mun. Taxes	
Living Area		School Taxes	
Lot Area		Condominium Fees	
Expected Delivery Date		Date of Sale	2014-12-05
Cert. of Location		Selling Brokerage Firm	
Body of Water			GROUPE SUTTON - CENTRE OUEST INC.



Rooms	8	Bedrooms	2+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
2		Hall		13.7 X 6 ft	
2		Living room		13.10 X 12.2 ft	
2		Dining room		12.9 X 10.3 ft	
2		Kitchen		13 X 8.9 ft	
GF		Master bedroom		21 X 8.6 ft	
GF		Bedroom		14.10 X 10.4 ft	
GF		Bathroom		9.5 X 8.9 ft	
GF		Laundry room		4 X 4 ft	



Inclusions

washer, dryer, Fridge, stove, dishwasher. Heating and hot water are included. The tenant paying his own electricity bill only!!

Exclusions



Sewage System	Municipality	Heating System	Hot water	Equip./Serv.	
Water Supply	Municipality	Water (access)			
Pool		Fireplace-Stove	Yes	Renovations	
Cadastre Parking					
Parking	Driveway (1)				

Non smokers. Animals access to be discussed with the owner/Preference -no animals/

MAGNIFICENT VICTORIAN GREY STONE BUILDING .

- BRIGHT, SPACIOUS and Large apartment in two levels , METICULOUSLY -maintained ,this unit has been EXQUISITELY renovated, while

-Retaining it's VICTORIAN charm.

-Absolutely move in condition!

- Located in a very TRENDY area of WESTMOUNT - corner of

GREENE AVE. Walking Distance FROM ATWATER metro station, public transportation. A

SHORT distance TO DOWNTOWN. NEAR ALL amenities

, shopping, CAFES, boutiques, Banks, WESTMOUNT SQUARE, Alexis Nihon, University, Dawson College, Pepsi FORUM,

Elementary school, High school, Hospital.

Features you will notice:

Source: GROUPE SUTTON - CENTRE OUEST INC., Real Estate Agency

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