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\$365,000

Centris® No.

18753970 (Sold Nb. of Days 354)

750 Côte de la Place-d'Armes, apt. 72, Ville-Marie (Montréal), H2Y 2X8 (ruelle des **Seller's Declaration**)

No

Property Type	Apartment (Div.)	Occupancy	15 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	15 days PP/PR Accepted
Floor	7	Lot Eval.	\$31,700 (2012)
Building Type	Detached	Building Eval.	\$398,500 (2012)
Year Built	2008	Mun. Taxes	\$3,629 (2013)
Gross Priv. Portion Area	950.00 sqft	School Taxes	\$759 (2013)
Lot Area		Condominium Fees	\$ 2,592 (\$ 216/month)
Expected Delivery Date		Date of Sale	2014-11-19
Cert. of Location	No	Selling Brokerage Firm	KELLER WILLIAMS URBAIN
Body of Water	municipal		



Rooms	6	Bedrooms	2+0	Bathrooms and Powder Rooms	2+0
Level		Room		Size	Floor Covering
7th floor		Hall		10.6 X 4.1 ft irr	Ceramic
7th floor		Master bedroom		12.1 X 10 ft irr	Wood
7th floor		Bedroom		10.7 X 9.4 ft irr	Wood
7th floor		Kitchen		5.3 X 10 ft irr	Ceramic
7th floor		Bathroom		9.2 X 4.5 ft irr	Ceramic
7th floor		Living room		21.1 X 11.1 ft irr	Wood



Inclusions

Fridge, stove, dishwasher, washer & dryer, central vacuum system without any unit/accessories, hot water heater.

Exclusions

Microwave, blinds, drapes, light fittings, built-in furniture.



Sewage System	Municipality	Heating System	Electric baseboard units	Equip./Serv.	Elevator(s), Central air conditioning, Central vacuum cleaner system installation, Locker
Water Supply	Municipality	Water (access)	A quick walk to the river	Renovations	
Pool		Fireplace-Stove	No		
Cadastre Parking					
Parking	License tag (1)				

Wow! Magnificent historic building luxuriously restored. Superb 2 bedroom & 2 bathroom condo w/ larges windows (nice city view), hardwood floors, and open concept kitchen. Steps from Place d'Armes Square & Old Montreal attractions, Palais des Congrès, subway station, Chinatown and hospitals. Multiple vehicles? Reserved GARAGE space(s) can be leased

A 19th century HISTORIC building perfectly located at the Old Montreal entrance and the Quartier International business district, not far from the grand Notre-Dame Cathedral and the bustling Palais des Congrès, and surrounded by many luxury hotels. Mere steps from the subway (Place-d'Armes metro station), and quick & easy access to the Ville-Marie expressway

The unit offers a good view of the city and was designed and built with luxury quality finishes in an open concept style that includes:

- granite countertops.
- special pattern wood and tile flooring throughout.
- special pattern ceiling in Living room/Dining room and Master bedroom.
- lots of storage cabinets.

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