

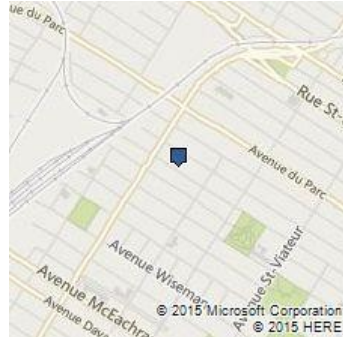


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Centris® No. 12116550 (Active)



**\$349,000**

**763 Av. Querbes, apt. 6**  
**Outremont (Montréal)**  
**H2V 3W8**

**Region** Montréal

**Neighbourhood**

**Near** Lajoie

**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	Unknown
<b>Style</b>	One storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Divided	<b>Specifications</b>	
<b>Year of Conversion</b>		<b>Declaration of co-ownership Issued</b>	Yes (1990)
<b>Building Type</b>	Attached	<b>Special Contribution</b>	
<b>Floor</b>	3rd floor	<b>Meeting Minutes</b>	
<b>Total Number of Floors</b>	3	<b>Financial Statements</b>	
<b>Total Number of Units</b>		<b>Building Rules</b>	
<b>Private Portion Size</b>		<b>Repossession</b>	
<b>Plan Priv. Portion Area</b>	837 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc. (divided part)</b>	Yes (2004)
<b>Lot Size</b>		<b>File Number</b>	
<b>Lot Area</b>		<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre of Private Portion</b>	1354154, 1513677	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Cadastre of Common Portions</b>	1355368,1355369		
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2012	<b>Municipal</b>	\$2,717 (2015)	<b>Condo Fees (\$299/month)</b>	\$3,588
<b>Lot</b>	\$63,500	<b>School</b>	\$613 (2014)	<b>Common Exp. (\$1/month)</b>	\$12
<b>Building</b>	\$260,500	<b>Infrastructure</b>		Condo fees include heating and insurance	
		<b>Water</b>		<b>Electricity</b>	
				<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$324,000	<b>Total</b>	\$3,330	<b>Total</b>	\$3,600

### Room(s) and Additional Space(s)

No. of Rooms	7	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
3	Hall	7 X 13 ft irr	Wood		
3	Living room	11 X 12 ft irr	Wood		
3	Dining room	11 X 10 ft irr	Wood		

3	Kitchen	10 X 10 ft irr	Ceramic	
3	Bedroom	11 X 12 ft irr	Wood	
3	Bedroom	13 X 12 ft irr	Wood	[balcony]
3	Bathroom	7 X 6 ft irr	Ceramic	
3	Laundry room	7 X 5 ft irr	Wood	
BA1	Storage	7.5 X 4.2 ft irr	Concrete	[private portion]

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Siding</b>	Brick	<b>Pool</b>	
<b>Windows</b>		<b>Cadastre - Parking</b>	
<b>Window Type</b>		<b>Parking</b>	
<b>Energy/Heating</b>	Natural gas	<b>Driveway</b>	
<b>Heating System</b>	Radiant	<b>Garage</b>	
<b>Basement</b>		<b>Carport</b>	
<b>Bathroom</b>		<b>Lot</b>	
<b>Washer/Dryer (installation)</b>	Laundry room within the apt	<b>Topograpy</b>	
<b>Fireplace-Stove</b>	Fireplace - Other: decorative	<b>Distinctive Features</b>	
<b>Kitchen Cabinets</b>		<b>Water (access)</b>	
<b>Equipment/Services</b>		<b>View</b>	
<b>Building's Distinctive Features</b>		<b>Proximity</b>	Bicycle path, Elementary school, High school, Hospital, Metro, Park, Public transportation, University
<b>Energy efficiency</b>		<b>Roofing</b>	

## Inclusions

appliances

## Exclusions

tiffany style lights in bedroom (ceiling and 2 wall sconces)

## Broker - Remarks

Beautiful bright and charming 3rd floor condo with 2 bedrooms. Original moldings, high ceilings, oak wood floors, AC, updated kitchen & bathroom, separate laundry room. Facing kid's park, on a quiet tree-lined street, close to shopping and restaurants on Bernard, short walk to Outremont Metro station. Condo fees include heating and insurance.

## Addendum

Annual Hydro cost = 226\$

Appliances are included in "as is" condition.

The listed area (837 sq.ft.) includes the apartment's area (75 sq. meters) as well as the locker (2.78 sq. meters). Refer to the attached certificate of location for more information.

## Seller's Declaration

Yes SD-573

## 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



Staircase



Kitchen



Kitchen



Dining room



Living room



Bedroom



Bedroom



Bedroom



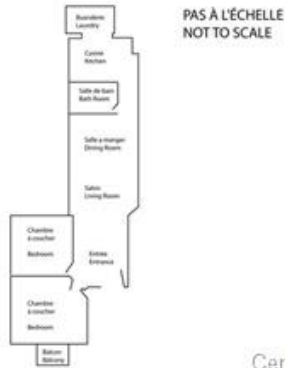
Balcony



Playroom



Street



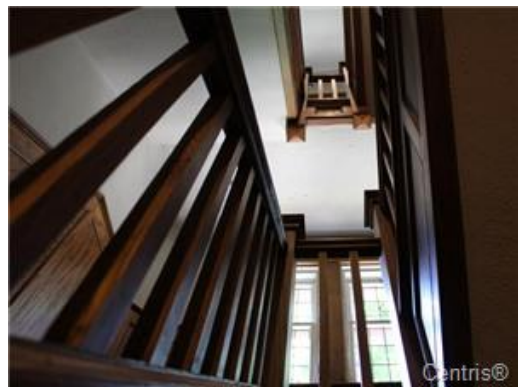
Overall view



Bathroom



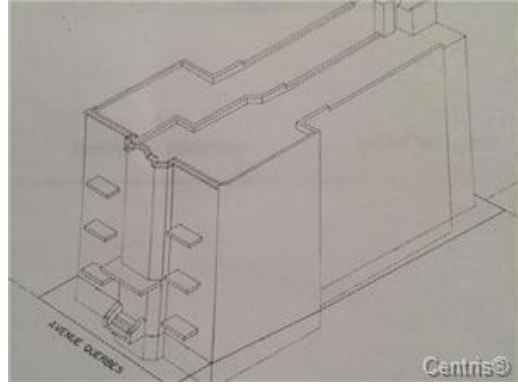
Dining room



Staircase



Other



Other