



Andres Pedriks, Real Estate Broker
ROYAL LEPAGE ELITE
 Real Estate Agency
 443, boul. Beaconsfield
 Beaconsfield (QC) H9W 5Y1

514-892-6547 / 514-697-9181
 Fax : 514-697-9499
 apedriks@royalpage.ca



\$249,000

153 Rue Willibrord, Verdun/Île-des-Soeurs (Montréal), H4G 2T5 (Wellington)

Centris® No.

27742185 (Active)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	90 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	90 days PP/PR Accepted
Floor	GF	Lot Eval.	\$46,400 (2017)
Building Type	Attached	Building Eval.	\$104,500 (2017)
Year Built	1924	Mun. Taxes	\$1,312 (2017)
Plan Priv. Portion Area	630.76 sqft	School Taxes	\$252 (2016)
Lot Area		Condominium Fees	\$ 1,284 (\$ 107/month)
Expected Delivery Date			
Cert. of Location	Yes (2004)		
Body of Water			



Rooms	5	Bedrooms	2+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
GF		Living room		12.9 X 12 ft	Wood
GF		Kitchen		12 X 11.5 ft	Wood
GF		Master bedroom		12 X 9.5 ft	Wood
GF		Bedroom		12.3 X 9.8 ft	Wood
GF		Bathroom		10.3 X 5.3 ft	Tiles



Inclusions

Dishwasher, Shed in Backyard

Exclusions

Fridge, Stove, Washer, Dryer, Ikea Closet in South East Bedroom, Wall Mounted T.V.s and Brackets, Kitchen/Dining Room Light.



Sewage System	Municipality	Heating System	Electric baseboard units, Fireplace	Equip./Serv.	
Water Supply	Municipality	Water (access)			
Pool		Fireplace-Stove	Yes	Renovations	
Cadastre Parking	Driveway - 1				
Parking	Driveway (1)				

Bright and Immaculate open concept Condo. 2 Bedroom, Updated Kitchen with Quartz Counters, Updated Bathroom with Laundry, Gas Fireplace, Strip Wood Floors throughout, Great Sun Filled Backyard with Private deck and Pergola, 1 private parking space. Walk to the Metro Station, Wellington Street; Shops, Restaurants, Grocery Store, and Waterfront.

Source: ROYAL LEPAGE ELITE, Real Estate Agency

2017-05-11 at 9:53 pm