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Centris No. 13240465 (Active)



\$285,000

1451 Rue Parthenais, apt. 406
Montréal (Ville-Marie)
H2K 0A2

Region Montréal
Neighbourhood Central
Near
Body of Water

Property Type	Apartment	Year Built	2007
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2007)
Building Type	Detached	Published to RFQ	Yes (2007-08-08)
Floor	4th floor	Special Contribution	
Total Number of Floors	5	Meeting Minutes	Yes (2018)
Total Number of Units	160	Financial Statements	Yes (2018)
Private Portion Size		Building Rules	Yes
Plan Priv. Portion Area	668.44 sqft	Repossess./Judicial auth.	No
Building Area		Trade possible	
Lot Size		Cert. of Loc. (divided part)	Yes (2007)
Lot Area		File Number	
Cadastre of Private Portion	3978817	Occupancy	According to the leases
Cadastre of Common Portions	3978715	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2020	Municipal	\$2,043 (2020)	Condo Fees (\$270/month)	\$3,240
Lot	\$28,900	School	\$289 (2020)	Common Exp.	
Building	\$244,400	Infrastructure		Electricity	\$730
		Water		Oil	
				Gas	
Total	\$273,300	Total	\$2,332	Total	\$3,970

Room(s) and Additional Space(s)					
No. of Rooms	5	No. of Bedrooms	1+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
4	Living room	15 X 10 ft	Wood		
4	Dining room	12 X 9 ft	Wood		
4	Kitchen	12 X 9 ft	Wood		
4	Master bedroom	18.5 X 10 ft	Wood		

4	Bathroom	9 X 8 ft	Tiles	
Additional Space	Size	Cadastre/Unit number	Description of Rights	
Garage		3978905	Private portion	
Storage space	3.8 X 3 ft		Common portion for restricted use	
Features				
Sewage System	Municipality		Rented Equip. (monthly)	
Water Supply	Municipality		Renovations	
Siding			Pool	
Windows			Cadastre - Parkg (incl. pr	Garage - 1
Window Type			Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity		Parkg (total)	Garage (1)
Heating System	Electric baseboard units		Driveway	
Basement			Garage	Single width
Bathroom	Separate shower		Carport	
Washer/Dryer (installation)	Bathroom (4th level)		Lot	
Fireplace-Stove			Topography	
Kitchen Cabinets			Distinctive Features	
Restrictions/Permissions	Short-term rentals not allowed		Water (access)	
Equipment/Services	Elevator(s), Wall-mounted air conditioning, Electric garage door opener		View	Panoramic
Building's Distinctive Features			Proximity	Bicycle path, Daycare centre, Highway, Metro, Park, Public transportation
Energy efficiency			Roofing	
Inclusions				
fridge, stove, dishwasher, washer, dryer, air conditioner, window treatments				
Exclusions				
gray curtains				
Broker - Remarks				
Open concept, modern, bright condo with hardwood floors, GARAGE and storage locker. Le Square Cartier				
Sale with legal warranty				
Seller's Declaration				
		Yes SD-14624		
Currently Rented until August 30, 2020				
Source				
ROYAL LEPAGE ELITE, 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.				