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**Centris No.** 21579763 (Active)



**\$375,000**

**426 Rue de Sébastopol  
 Montréal (Le Sud-Ouest)  
 H3K 2H3**

**Region** Montréal  
**Neighbourhood** Pointe-Saint-Charles  
**Near** Favard  
**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	Unknown, Century
<b>Style</b>	One-and-a-half-storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Divided <b>Share</b> 14.3%	<b>Specifications</b>	
<b>Year of Conversion</b>		<b>Declaration of co-ownership Issued</b>	Yes (1999)
<b>Building Type</b>	Attached	<b>Published to RFQ</b>	Yes (1999-03-09)
<b>Floor</b>	2nd floor	<b>Special Contribution</b>	Yes
<b>Total Number of Floors</b>	2	<b>Meeting Minutes</b>	Yes (2022)
<b>Total Number of Units</b>	4	<b>Financial Statements</b>	Yes (2022)
<b>Private Portion Size</b>	25.4 X 25.6 ft irr	<b>Building Rules</b>	Yes
<b>Plan Priv. Portion Area</b>	800.83 sqft	<b>Repossess./Judicial auth.</b>	No
<b>Building Area</b>		<b>Building insurance</b>	Yes (2024)
<b>Lot Size</b>		<b>Maintenance log</b>	
<b>Lot Area</b>		<b>Co-ownership insurance</b>	Yes (2024)
<b>Cadastre of Private Portion</b>	1380518	<b>Contingency fund study</b>	Yes (2015)
<b>Cadastre of Common Portions</b>	1380511	<b>Cert. of Loc. (divided part)</b>	Yes (2024)
<b>Trade possible</b>		<b>File Number</b>	
<b>Zoning</b>	Residential	<b>Occupancy</b>	45 days PP/PR Accepted
		<b>Deed of Sale Signature</b>	45 days PP/PR Accepted

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2024	<b>Municipal</b>	\$2,137 (2024)	<b>Condo Fees</b> (\$355/month)	\$4,260
<b>Lot</b>	\$88,000	<b>School</b>	\$239 (2023)	<b>Common Exp.</b> (\$329/month)	\$3,948
<b>Building</b>	\$244,600	<b>Infrastructure</b>		Note: special assessment fees (condominium fees) of \$355 are payable until April 2025	
		<b>Water</b>		<b>Electricity</b>	\$810
				<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$332,600 (112.75%)	<b>Total</b>	\$2,376	<b>Total</b>	\$9,018

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	4	<b>No. of Bedrooms (above ground + basement)</b>	2+0	<b>No. of Bathrooms and Powder Rooms</b>	1+0
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
2	Living room	17.4 X 15.10 ft	Carpet		

2	Primary bedroom	13 X 12.10 ft	Carpet	
2	Bedroom	10 X 8 ft irr	Carpet	
2	Bathroom	9.10 X 4.6 ft		
2	Kitchen	12.1 X 9.11 ft irr	Linoleum	Les mesures inclus entrée
3	Mezzanine	26 X 6.8 ft irr	Carpet	
<b>Additional Space</b>	<b>Size</b>	<b>Cadastre/Unit number</b>	<b>Description of Rights</b>	
Balcony	8 X 4 ft		Common portion for restricted use	

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>
<b>Water Supply</b>	Municipality	<b>Renovations</b>
<b>Siding</b>		<b>Pool</b>
<b>Windows</b>		<b>Cadastre - Parkg (incl. pr</b>
<b>Window Type</b>	Sliding	<b>Cadastre - Parkg (excl. pr</b>
<b>Energy/Heating</b>	Electricity	<b>Leased Parkg</b>
<b>Heating System</b>	Electric baseboard units	<b>Parkg (total)</b>
<b>Basement</b>		<b>Driveway</b>
<b>Bathroom</b>		<b>Garage</b>
<b>Washer/Dryer (installation)</b>	Bathroom (2nd level)	<b>Carport</b>
<b>Fireplace-Stove</b>		<b>Lot</b>
<b>Kitchen Cabinets</b>	Wood	<b>Topography</b>
<b>Restrictions/Permissions</b>		<b>Distinctive Features</b>
<b>Pets</b>		<b>Water (access)</b>
<b>Property/Unit Amenity</b>		<b>View</b>
<b>Building Amenity</b>		<b>Proximity</b>
<b>Building's Distinctive Features</b>		<b>Roofing</b>
<b>Energy efficiency</b>		
<b>Mobility impaired accessible</b>		

## Inclusions

## Exclusions

Hot water tank - leased from Hydro Solution

## Remarks

Exceptional opportunity to own a part of Montreal history! Nestled on what was historically known as Sebastopol Row, this two bedroom, bright mid-1800's second floor condo combines a unique blend of historical charm with the functionality of contemporary living. Exposed brick, large wood beams and cathedral ceilings highlight the structure's historical integrity. A versatile mezzanine adds valuable flex space. Also, enjoy a private outdoor space with a balcony off the living room.

## Addendum

The street entrance features an eye-catching mural above the front door, depicting various figures from the history of the housing project, introducing a sense of community and diversity from the moment you step inside.

Upon entering, you're greeted by a rustic barn wood division with stained glass between the kitchen and entrance, adding a sense of artistry to the space.

The open living space with cathedral ceilings is anchored by a decorative fireplace--a mantle with a niche --creating a stylish focal point. There is a white minimalist-style metal staircase leading up to the mezzanine which provides somewhat of a modern twist against the condo's ancestral charm.

Throughout the condo, areas of exposed brick and large wooden beams highlight the structure's historical integrity, while the mezzanine flex space is enclosed with a metal railing.

This large condo also features two closed bedrooms and a bathroom with laundry outlets.

Situated on a quiet residential street in the Pointe, which is an area known for its dynamic community life and rich cultural backdrop, this condo is an ideal choice for those who cherish the past while embracing the vitality of modern urban living.

Close to Atwater market, charming cafes, trendy microbreweries (Les Sans Tavernes), Bâtiment 7 and quaint shops.

The Lachine Canal, renowned for its scenic beauty, bike paths, green spaces and recreational opportunities, is a mere stroll away, offering endless activities for outdoor enthusiasts .

The Jardins des Voisins emphasizes the community spirit situated right next door . It is a half block long with benches and paths for dog walkers and flower enthusiasts which welcomes planters from the Voisins .

The block-long promenade across the street "Belvédère de Pointe-Saint-Charles " attracts pedestrians and bicyclists with its views of the Montreal skyline from the Pointe.

This condo is ideally situated in an eco-friendly neighborhood, boasting excellent access to public transportation and Bixi bike rentals, making it possible to enjoy a car-free lifestyle.

Own a part of history.

**Sale without legal warranty of quality, at the buyer's risk and peril**

**Seller's Declaration**

Yes SD-00800

The deeds are in the seller's possession since 2024

**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.



Living room



Living room



Living room



Interior



Kitchen



Kitchen



Primary bedroom



Primary bedroom





Bedroom



Bedroom



Bathroom



Interior



Mezzanine



Mezzanine



View



Balcony



**Back facade**



**Exterior entrance**