



Jonathan Saveriano, Residential and Commercial Real Estate Broker
GROUPE SUTTON - CENTRE OUEST INC.
 Real Estate Agency
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Centris No. 14639115 (Active)



\$1,650/month X 12 month(s)

**1288 Rue St-Antoine O., apt. 4206A
 Montréal (Ville-Marie)
 H3C 0X6**

Region Montréal
Neighbourhood Central
Near
Body of Water

Property Type	Loft/Studio	Year Built	2020
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2021)
Building Type	Detached	Published to RFQ	Yes (2021-03-03)
Floor	20th floor and up	Special Contribution	
Total Number of Floors		Meeting Minutes	Yes (2023)
Total Number of Units		Financial Statements	
Private Portion Size		Building Rules	
Plan Priv. Portion Area	349.83 sqft	Reposess./Judicial auth.	
Building Area		Building insurance	
Lot Size		Maintenance log	
Lot Area		Co-ownership insurance	
Cadastre of Private Portion	6400885	Contingency fund study	
Cadastre of Common Portions	6309025 , 6309040 , 6309044 , 6375538 , 6375542,6375543 etc.	Cert. of Loc. (divided part)	No
Trade possible		File Number	
Zoning	Residential	Occupancy	2024-09-01
		Deed of Sale Signature	2024-09-01

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal		Condo Fees (\$278/month)	\$3,336
Lot	\$57,100	School		Common Exp. (\$278/month)	\$3,336
Building	\$294,100	Infrastructure		Electricity	\$340
		Water		Oil	
				Gas	
Total	\$351,200	Total		Total	\$7,012

Room(s) and Additional Space(s)					
No. of Rooms	3	No. of Bedrooms (above ground + basement)	0+0	No. of Bathrooms and Powder Rooms	1+0
Included in Lease	Furnished				
Excluded in Lease	Heating, Internet, Electricity, Cable/TV, Hot water				
Level	Room	Size	Floor Covering	Additional Information	
42nd Floor	Kitchen	11.7 X 9.8 ft irr	Laminate floor		
42nd Floor	Living room	9.8 X 9.3 ft irr	Laminate floor		

42nd Floor	Bathroom	7.9 X 6.8 ft irr	Ceramic
Features			
Sewage System	Municipality		Rented Equip. (monthly)
Water Supply	Municipality		Renovations
Siding			Pool Indoor
Windows			Cadastre - Parkg (incl. pr
Window Type			Cadastre - Parkg (excl. pr
Energy/Heating	Electricity		Leased Parkg
Heating System	Electric baseboard units		Parkg (total)
Basement			Driveway
Bathroom			Garage
Washer/Dryer (installation)	closet (Other)		Carport
Fireplace-Stove			Lot
Kitchen Cabinets			Topography
Restrictions/Permissions	Smoking not allowed, Short-term rentals not allowed		Distinctive Features
Pets			Water (access)
Property/Unit Amenity	Central air conditioning, Fire detector (connected), Air exchange system, Furnished		View View of the city, View of the mountain, View of the water
Building Amenity	Roof terrace, Garbage chute, Common areas, Hot tub/Spa, Indoor pool, Fitness room, Elevator		Proximity Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation, Réseau Express Métropolitain (REM), University
Building's Distinctive Features			Roofing
Energy efficiency			
Mobility impaired accessible			

Inclusions

Fridge, stove, microwave, dishwasher, washer, dryer, furnished.

Exclusions

Electricity, heating, internet.

Remarks

This is your opportunity to enjoy the epitome of urban living! This condo offers second-to-none amenities, such as a sky lounge, indoor swimming pool, terrasse, sauna, gym & game room. The condo unit is located on the 42nd floor with spectacular views. It is exceptionally bright due to its southern orientation and large windows. The layout is efficiently designed to maximize useable space. Finally, it is perfectly located - steps away from almost all forms of public transit.

Addendum

-- LOCATION --

* One of the most convenient locations in the city. It could perhaps be considered the Nexus of the city, being steps away from the REM, the commuter train, the metro, the downtown core and the Bonaventure highway. Whether you are prefer to walk, take public transit or drive, this location will suit your needs.

-- THE CONDO --

- * Well-designed studio condo which maximizes useable space / storage space
- * Southern orientation with massive floor to ceiling windows make this unit incredibly bright
- * Wake up every morning to an incredible view (42nd floor) of the skyline, St-Lawrence river, Monteregian hills, Jacques Cartier bridge, etc.
- * High quality laminate flooring which is hard to tell apart from real white oak
- * Kitchen with plenty of storage and quartz countertops
- * High-end appliances (Fulgor oven and cooktop, Blomberg washer and dryer and panelled fridge)

- * Modern bathroom
- * Spacious laundry / storage room / closet
- * Central air-conditioning
- * Low energy costs

-- TOUR DES CANADIENS (3) --

- * Perhaps the most talked-about condo project in the last decade
- * Second-to-none amenities, such as a sky lounge, indoor swimming pool, terrasse, sauna, gym & game room
- * Exquisite attention to detail in all common areas (lobby, hallways, etc.) will be sure to impress your guests

Seller's Declaration

No

Source

GROUPE SUTTON - CENTRE OUEST INC., Real Estate Agency



Kitchen



Bedroom



Bedroom



Dinette



Bedroom



Kitchen



Bathroom



Hall



Hall



Laundry room



View



Exterior



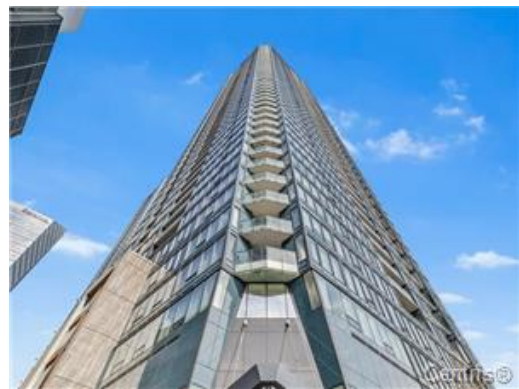
View



Common room



Common room



Exterior



Pool



Patio



Sauna



Hall



Exercise room



Other