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**Centris No.** 25989590 (Active)



**\$388,000**

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

**Region** Montréal  
**Neighbourhood** Central  
**Near**  
**Body of Water**

<b>Property Type</b>	Loft/Studio	<b>Year Built</b>	2020
<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 (2021)
<b>Building Type</b>	Detached	<b>Published to RFQ</b>	Yes (2021-03-03)
<b>Floor</b>	20th floor and up	<b>Special Contribution</b>	
<b>Total Number of Floors</b>		<b>Meeting Minutes</b>	Yes (2023)
<b>Total Number of Units</b>		<b>Financial Statements</b>	
<b>Private Portion Size</b>		<b>Building Rules</b>	
<b>Plan Priv. Portion Area</b>	349.83 sqft	<b>Reposess./Judicial auth.</b>	No
<b>Building Area</b>		<b>Building insurance</b>	
<b>Lot Size</b>		<b>Maintenance log</b>	
<b>Lot Area</b>		<b>Co-ownership insurance</b>	
<b>Cadastre of Private Portion</b>	6400885	<b>Contingency fund study</b>	
<b>Cadastre of Common Portions</b>	6309025 , 6309040 , 6309044 , 6375538 , 6375542,6375543 etc.	<b>Cert. of Loc. (divided part)</b>	Yes (2020)
<b>Trade possible</b>		<b>File Number</b>	
<b>Zoning</b>	Residential	<b>Occupancy</b>	30 days PP/PR Accepted
		<b>Deed of Sale Signature</b>	30 days PP/PR Accepted

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2024	<b>Municipal</b>	\$2,284 (2024)	<b>Condo Fees (\$278/month)</b>	\$3,336
<b>Lot</b>	\$57,100	<b>School</b>	\$302 (2023)	<b>Common Exp. (\$278/month)</b>	\$3,336
<b>Building</b>	\$294,100	<b>Infrastructure</b>		<b>Electricity</b>	\$340
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$351,200 (110.48%)	<b>Total</b>	\$2,586	<b>Total</b>	\$7,012

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	3	<b>No. of Bedrooms (above ground + basement)</b>	0+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>	
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
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### 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>	Indoor
<b>Windows</b>		<b>Cadastre - Parkg (incl. pr</b>	
<b>Window Type</b>		<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>		<b>Carport</b>	
<b>Fireplace-Stove</b>		<b>Lot</b>	
<b>Kitchen Cabinets</b>		<b>Topography</b>	
<b>Restrictions/Permissions</b>		<b>Distinctive Features</b>	
<b>Pets</b>		<b>Water (access)</b>	
<b>Property/Unit Amenity</b>	Central air conditioning, Fire detector (connected), Air exchange system	<b>View</b>	View of the city, View of the mountain, View of the water
<b>Building Amenity</b>	Roof terrace, Garbage chute, Common areas, Hot tub/Spa, Indoor pool, Fitness room, Elevator	<b>Proximity</b>	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
<b>Building's Distinctive Features</b>		<b>Roofing</b>	
<b>Energy efficiency</b>			
<b>Mobility impaired accessible</b>			

### Inclusions

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

### Exclusions

### Remarks

This is your opportunity to enjoy the epitome of urban living while making a great investment. For the cost of renting, own at perhaps the most talked-about condo project in the last decade, the Tour des Canadiens 3. This project offers 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 condo fees / low energy costs
- \* Perfect for an investor, a young professional or a frequent visitor to the city

-- 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

**Sale with legal warranty of quality**

**Seller's Declaration**

Yes SD-04540

**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.



Kitchen



Exterior



Bedroom



Bedroom



Dinette



Bedroom



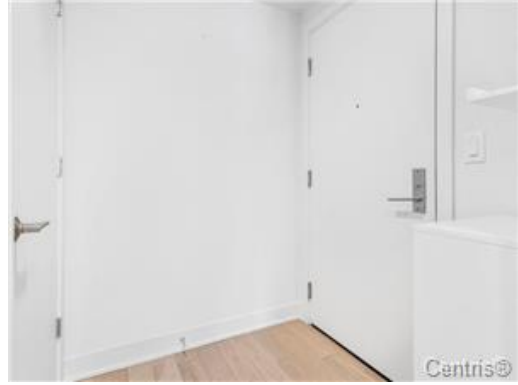
Kitchen



Bathroom



Hall



Hall



Laundry room



View



View



Common room



Common room



Exterior



**Pool**



**Patio**



**Sauna**



**Hall**



**Exercise room**



**Other**