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GROUPE SUTTON - CENTRE OUEST INC.
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Centris No. 12036272 (Active)



\$3,500/month X 6 month(s)

**555 Rue Bourgeois
 Montréal (Le Sud-Ouest)
 H3K 2M3**

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

Property Type	Two or more storey	Year Built	1875
Building Type	Attached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Reposess./Judicial auth.	No
Living Area	1,999 sqft	Trade possible	
Building Area		Cert. of Loc.	No
Lot Size		File Number	
Lot Area	2,120 sqft	Occupancy	2024-09-01
Cadastre	1381294	Deed of Sale Signature	2024-09-01
Zoning	Residential		

Municipal Assessment	Taxes (annual)	Expenses/Energy (annual)
Year	Municipal	Common Exp.
Lot	School	Electricity
Building	Infrastructure	Oil
	Water	Gas
Total	Total	Total

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	3+0
Included in Lease	Furnished				
Excluded in Lease	Heating, Internet, Electricity, Air conditioning, Cable/TV, Hot water, Snow removal				
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	27.11 X 11.9 ft	Wood		
GF	Kitchen	25.3 X 10.5 ft	Ceramic	Combined with dining room	
GF	Bathroom	10.11 X 5.9 ft	Ceramic		
GF	Vestibule (mudroom)	6.8 X 5.9 ft	Ceramic		
2	Primary bedroom	21.1 X 11.1 ft irr	Wood		
2	Bathroom	10.8 X 6.1 ft	Ceramic		
2	Bedroom	11.1 X 10.7 ft	Wood		
2	Bedroom	14.8 X 11.2 ft	Wood		
2	Bedroom	11 X 10.9 ft	Wood		
2	Bathroom	6.4 X 5.7 ft	Wood		
Additional Space		Size			
Balcony		4.6 X 3.8 ft			

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Stone	Pool	
Roofing		Parkg (total)	
Siding	Brick	Driveway	
Windows		Garage	
Window Type	Guillotine	Carport	
Energy/Heating	Electricity	Lot	
Heating System	Hot water	Topography	
Basement	None	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	Bathroom (1st level/Ground floor)	View	
Fireplace-Stove		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
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Furnished	Energy efficiency	
Restrictions/Permissions	Smoking not allowed	Mobility impaired accessible	
Pets	Pets allowed with conditions		

Inclusions

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

Exclusions

Electricity, heating, snow removal, backyard lawn maintenance, internet.

Remarks

This immaculately maintained 4 bedroom home in the heart of Pointe-Saint-Charles proves that perfection is possible! Built in 1875, this is one of the best-preserved historic townhouses in the neighbourhood, featuring stunning architectural details. Architectural splendour is combined with modern conveniences, such as 3 updated bathrooms and a large open kitchen. It is situated in the vibrant urban community of Pointe St-Charles, just a 10 minute walk away from trendy shops, bars and restaurants on Centre street, and roughly a 15 minute walk to Charlevoix metro station and the Lachine canal. Enjoy a large private backyard - a rare luxury!

Addendum

- FEATURES -

*Large vestibule (mudroom) with closet

*"Double" living room with decorative fireplace

*Huge combined kitchen / dining room

*Full bathroom on main floor with washer and dryer

*4 bedrooms on 2nd floor - all good-sized and bright

*The master bedroom features a recently renovated ensuite bathroom and a private balcony looking out onto the garden - perfect for a morning coffee

*Very private and spacious backyard, featuring a bbq, patio and landscaped greenery

*Spectacular architectural details, including: original pine flooring throughout, high ceilings, woodwork, columns, marble decorative fireplace, plaster mouldings, ceiling medallions, large guillotine windows and more. A historic home lover's dream.

LOCATION

- * One of Montreal's trendiest and youthful communities
- * 10 minutes walk to the shops, restaurants and bars on Centre street
- * 15 minutes walk to Charlevoix metro station
- * 15 minutes walk to the Lachine canal cycling paths
- * A few minutes drive to downtown / old Montreal

CONDITIONS OF LEASE

*Fully furnished

*The LESSEE must provide proof of a minimum \$2,000,000 civil liability insurance policy along with residential home insurance coverage for their moveable items and maintain such policies in force during the entire term of the lease. The LESSEE must remit copies of said policies to the LESSOR prior to the occupation date.

*All promises to lease will include the names of all people planning to occupy the premises and are to be presented with recent Oigny & Thibodeau, Equifax or TransUnion report at the LESSEE's expense. Additionally, a letter of employment and consent to verify payment habits form must be submitted. All promises to lease shall be made conditional upon the LESSOR's satisfaction with the aforementioned documentation and verifications.

* Any pets must be approved by the LESSOR.

* No smoking of any kind, including vaping, is permitted in the unit or in any other areas of the property, and which extends to the land, decks and balconies.

* The cultivation or smoking of cannabis is prohibited in the unit or in any other areas of the property, and which extends to the land, decks and balconies.

* No Airbnb or similar short term sublet or rental permitted. Airbnb or similar short term sublet will be considered a repudiatory breach of the lease.

* No waterbeds are permitted.

* Basement is closed-off and not included in lease.

* The lessor is open to receiving promises to lease for a longer term than 6 months.

Seller's Declaration

No

Source

GROUPE SUTTON - CENTRE OUEST INC., Real Estate Agency



Exterior



Living room



Living room



Living room



Hall



Hall



Dining room



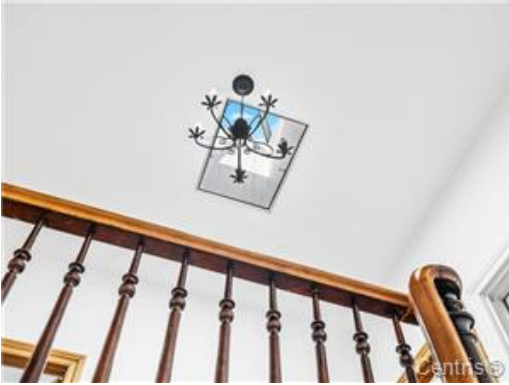
Dining room



Kitchen



Kitchen



Staircase



Hall



Primary bedroom



Primary bedroom



Primary bedroom



Ensuite bathroom



Ensuite bathroom



Balcony



Bedroom



Bedroom



Bedroom



Bathroom



Bedroom



Bedroom