

Jonathan Saveriano, Residential and Commercial Real Estate Broker **GROUPE SUTTON - CENTRE OUEST INC.**

Real Estate Agency 245, av. Victoria #20 Westmount (QC) H3Z 2M6 https://cscimmo.com

514-486-5283 / 514-933-5800 Fax : 514-933-2299 jonathan@cscimmo.com



Accepted

Centris No. 23466452 (Active)





\$829,900

956 Boul. St-Joseph E.

Montréal (Le Plateau-Mont-Royal)

H2J 1K8

Region Montréal

Neighbourhood Le Plateau-Mont-Royal

Near

Body of Water

Property Type	Apartment			Year Built	1930
Style	One storey	y		Expected Delivery Date	
Condominium Type	Divided	Share	31%	Specifications	
Year of Conversion				Declaration of co-ownership	
Building Type	Attached			Issued	Yes (2007)
Floor	3rd floor			Published to RFQ	Yes (2007-04-26)
Total Number of Floors	3			Special Contribution	
Total Number of Units	3			Meeting Minutes	
Private Portion Size	30 X 41.11	l ft		Financial Statements	
Plan Priv. Portion Area	1,254 sqft			Building Rules	
	•			Reposess./Judicial auth.	No
Building Area				Building insurance	
Lot Size				Maintenance log	
Lot Area				Co-ownership insurance	
Cadastre of Private Portion	1618691			Contingency fund study	
Cadastre of Common Portions	1618688			Cert. of Loc. (divided part)	Yes (2019)
Trade possible				File Number	
Zoning	Residentia	al		Occupancy	45 days PP/PR
					Accepted
				Deed of Sale Signature	45 days PP/PR

Munici	pal Assessment	Taxes (annual)		Expenses/Energy (annual)	
Year Lot	2024 \$229,700	Municipal School	\$4,617 (2024) \$583 (2024)	Condo Fees (\$475/month) Common Exp.	\$5,700
Building	3 \$486,000	Infrastructure Water		Electricity Oil Gas	\$540
Total	\$715.700 (115.96%)	Total	\$5.200	Total	\$6.240

Room(s) and Additional Space(s)

No. of Rooms	7 No. of	Bedrooms (above grour	nd + basement) 3+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
3	Living room	13.11 X 11.3 ft	Wood		
3	Dining room	13.8 X 11.3 ft	Wood		
3	Kitchen	15.7 X 10.10 ft	Wood		

2024-10-03 at 10:08 am Centris No. 23466452 - Page 1 of 6

3	Primary bedroom	13.5 X 12.11 ft	Wood	
3	Bedroom	12.11 X 11.4 ft	Wood	
3	Bedroom	12.11 X 9.8 ft	Wood	Skylight
3	Bathroom	10.4 X 5.5 ft	Tiles	
3	Hall	33 X 5 ft	Wood	

Additional Space	Size	Cadastre/Unit number	Description of Rights
Garage	12 X 22 ft		Common portion for restricted use
Storage space	6 X 4 ft		Common portion for restricted use
Balcony	9.9 X 3.7 ft		Common portion for restricted use
Balcony	8.10 X 8.7 ft		Common portion for restricted use

Features

Sewage System Municipality Rented Equip. (monthly)

Water Supply Municipality Renovations

Siding Brick Pool

Windows Cadastre - Parkg (incl. pi

Window Type Cadastre - Parkg (excl. pr

Energy/Heating Natural gas Leased Parkg

Heating System Hot water Parkg (total) Garage (1)

Basement Driveway

Bathroom Garage Attached, Single width

Washer/Dryer (installation) Kitchen (3rd level) Carport Fireplace-Stove Lot

Kitchen Cabinets Topography

Restrictions/Permissions Distinctive Features
Pets Water (access)

Pets Wate Property/Unit Amenity Private balcony View

Building Amenity Proximity Bicycle path, CEGEP,

Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Hospital, Metro,

Park, Public transportation,

University

Building's Distinctive Features Roofing Elastomeric membrane

Energy efficiency

Mobility impaired accessible

Inclusions

Stainless Whirlpool stove, stainless Whirlpool fridge, stainless Whirlpool dishwasher, stainless Whirlpool microwave hood

Exclusions

Remarks

This stunning 1254 sq.ft condo is truly for those who do not want to compromise. For those who want historic charm - the stained glass, woodwork, high ceilings, columns - but also want a renovated kitchen & bathroom. For those who want to live in the most vibrant & walkable neighbourhood in Montreal but would also like to have indoor parking. For those who prefer smaller buildings but would like the legal solidity of a divided co-ownership, rather than undivided. For those who want the natural light & quiet of a top-floor unit, but with outdoor space - 2 balconies & the possibility of building a private rooftop terrace. This condo has it all.

Addendum

- INTERIOR -
- * 30ft of facade (very rare)
- * High ceilings
- * "Double" living room with original columns and plaster ceiling medallions
- * Original wood mouldings
- * Original etched glass doors

- * Hardwood flooring
- * Renovated kitchen with centre island
- * Renovated bathroom with separate bath / shower and mosaic flooring
- * Hallway features original elegant textured wallpaper
- * Hot water heating system, much more efficient than electric baseboard heating
- EXTERIOR -
- * Garage included, extremely rare in the Plateau!
- * Beautiful stained glass, for which boulevard Saint-Joseph is so well-known
- * 2 balconies : 1 at the front of the property with exquisite wrought iron work, the other at the back
- * The declaration of co-ownership provides the right for this unit to build a private rooftop terrace (subject to city approval)
- LOCATION -
- * One of the most vibrant and walkable areas of the city
- * Less than a 5 minute walk to Sir-Wilfred-Laurier Park
- * Less than a 5 minute walk to Laurier metro station
- * Less than a 10 minute walk to some of the city's best restaurants, bars and boutiques on Laurier E., av. Mont-Royal & St-Denis

Seller's Declaration

Yes SD-12129

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



Dining room



Kitchen



Living room



Dining room



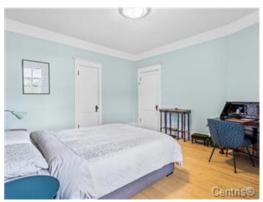
Kitchen



Kitchen



Kitchen



Primary bedroom



Bedroom



Hall



Primary bedroom



Bedroom



Hall



Bathroom



Bathroom



Ralcony



Garage



Cantris

Laundry room



Balcony



Garage



Exterior entrance