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GROUPE SUTTON - CENTRE OUEST INC.
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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	Expected Delivery Date	
Condominium Type	Divided Share 31%	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2007)
Building Type	Attached	Published to RFQ	Yes (2007-04-26)
Floor	3rd floor	Special Contribution	
Total Number of Floors	3	Meeting Minutes	
Total Number of Units	3	Financial Statements	
Private Portion Size	30 X 41.11 ft	Building Rules	
Plan Priv. Portion Area	1,254 sqft	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	Residential	Occupancy	45 days PP/PR Accepted
		Deed of Sale Signature	45 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$4,617 (2024)	Condo Fees (\$475/month)	\$5,700
Lot	\$229,700	School	\$583 (2024)	Common Exp.	
Building	\$486,000	Infrastructure		Electricity	\$540
		Water		Oil	
				Gas	
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 ground + 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		

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. pr	
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)		Carpport	
Fireplace-Stove			Lot	
Kitchen Cabinets			Topography	
Restrictions/Permissions			Distinctive Features	
Pets			Water (access)	
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



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Hall



Hall



Bathroom



Bathroom



Laundry room



Balcony



Balcony



Garage



Garage



Storage



Exterior entrance