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Centris No. 13605629 (Active)



\$699,900

891 Av. McEachran
Montréal (Outremont)
H2V 3C9

Region Montréal

Neighbourhood

Near

Body of Water

Property Type	Apartment	Year Built	1924
Style	One storey	Expected Delivery Date	
Condominium Type	Divided Share 33.3333%	Specifications	No
Year of Conversion		Declaration of co-ownership Issued	Yes (2024)
Building Type	Semi-detached	Published to RFQ	Yes (2024-01-25)
Floor	2nd floor	Special Contribution	
Total Number of Floors		Meeting Minutes	No
Total Number of Units	3	Financial Statements	No
Private Portion Size		Building Rules	Yes
Plan Priv. Portion Area	1,201.25 sqft	Reposess./Judicial auth.	No
Building Area		Building insurance	No
Lot Size		Maintenance log	No
Lot Area		Co-ownership insurance	Yes (2024)
Cadastre of Private Portion	6469247	Contingency fund study	No
Cadastre of Common Portions	6469246, 6504475	Cert. of Loc. (divided part)	Yes (2024)
Trade possible		File Number	
Zoning	Residential	Occupancy	33 days PP/PR Accepted
		Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$5,787 (2024)	Condo Fees (\$0/month)	\$0
Lot	\$174,500	School	\$815 (2024)	Common Exp. (\$350/month)	\$4,200
Building	\$741,000	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$915,500 (76.45%)	Total	\$6,602	Total	\$4,200

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	
GF	Living room	16.4 X 11.9 ft	Wood		
GF	Dining room	15.2 X 9.8 ft	Wood		
GF	Kitchen	15.8 X 12.8 ft irr	Wood		

GF	Primary bedroom	15 X 10.9 ft	Wood
GF	Bedroom	12.8 X 10.10 ft	Wood
GF	Bathroom	10.5 X 6.10 ft	Flexible floor coverings
GF	Bedroom	5.10 X 5.3 ft	Wood
Additional Space	Size	Cadastre/Unit number	Description of Rights
Garage	18 X 8.10 ft	6504476	Private portion
Patio	18.4 X 12.2 ft irr		Common portion for restricted use

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding	Brick	Pool	
Windows		Cadastre - Parkg (incl. pr	Garage - 1
Window Type	Casement	Cadastre - Parkg (excl. pr	
Energy/Heating	Natural gas	Leased Parkg	
Heating System	Hot water	Parkg (total)	Garage (1)
Basement		Driveway	
Bathroom		Garage	
Washer/Dryer (installation)	In separate cupboard (1st level/Ground floor)	Carport	
Fireplace-Stove		Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity		View	
Building Amenity		Proximity	Bicycle path, CEGEP, Commuter train, 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

All appliances including gas stove, refrigerator, dishwasher, washer and dryer, all light fixtures installed, water heater tank, all blinds and curtains.

Exclusions

Remarks

Located in the prestigious neighborhood of Outremont, this spacious condo offers incredible potential for customization. Featuring 3 bright bedrooms, a functional layout, and a private terrace, this property is ideal for those seeking to create their dream home. A rare private garage adds convenience, while the prime location near renowned schools, parks, and public transit ensures an unmatched lifestyle. This condo has amazing potential to truly shine in one of Montreal's most desirable areas.

Addendum

*Located at 891 McEachran, in the heart of Outremont, this condo is surrounded by tree-lined streets, historic architecture, and a peaceful residential atmosphere.

*Includes 3 bedrooms, offering flexibility for family living, a home office, or a flex space.

*Features a spacious living area and a private terrace, perfect for creating a tranquil outdoor retreat.

*Includes a rare private garage, providing secure parking and additional storage, a highly sought-after feature in this neighborhood.

*The property's location offers easy access to top-rated schools, green spaces, local shops, and public transit, making it an ideal choice for families and professionals.

*While some renovations are needed, the condo's solid foundation and attractive layout present an excellent opportunity to add value and customize the space to your taste.

*Outremont offers an unparalleled quality of life, with its vibrant yet serene environment, proximity to downtown Montreal, and a variety of cultural and recreational options.

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration

Yes SD-37896

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.



Exterior



Exterior



Centris®

Other



Other



Hall



Hall



Kitchen



Kitchen



Kitchen



Living room



Dining room



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Laundry room



Balcony



Garage



Exterior entrance



Back facade