



**Jonathan Saveriano**, Residential and Commercial Real Estate Broker  
**GROUPE SUTTON - CENTRE OUEST INC.**  
 Real Estate Agency  
 245, av. Victoria #20  
 Westmount (QC) H3Z 2M6  
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**Centris No.** 13975808 (Active)



**\$3,200/month X 12 month(s)**

**257 Av. Melville**  
**Westmount**  
**H3Z 2J6**

**Region** Montréal  
**Neighbourhood**  
**Near** De Maisonneuve  
**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	1897, Century
<b>Style</b>	Two or more storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>		<b>Specifications</b>	
<b>Year of Conversion</b>		<b>Declaration of co-ownership</b>	
<b>Building Type</b>	Attached	<b>Special Contribution</b>	
<b>Floor</b>	3rd floor	<b>Meeting Minutes</b>	
<b>Total Number of Floors</b>	3	<b>Financial Statements</b>	
<b>Total Number of Units</b>	3	<b>Building Rules</b>	
<b>Unit or Building Size</b>		<b>Reposess./Judicial auth.</b>	
<b>Plan Living Area</b>	1,653 sqft	<b>Building insurance</b>	
<b>Building Area</b>		<b>Maintenance log</b>	
<b>Lot Size</b>		<b>Co-ownership insurance</b>	
<b>Lot Area</b>		<b>Contingency fund study</b>	
<b>Cadastre Priv. Portion/Imm.</b>	1 583 431	<b>Cert. of Loc. (divided part)</b>	No
<b>Cadastre of Common Portions</b>		<b>File Number</b>	
<b>Trade possible</b>		<b>Occupancy</b>	2025-05-01
<b>Zoning</b>	Residential	<b>Deed of Sale Signature</b>	2025-05-01

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

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	8	<b>No. of Bedrooms (above ground + basement)</b>	4+0	<b>No. of Bathrooms and Powder Rooms</b>	1+0
<b>Included in Lease</b>	Water taxes, Air conditioning				
<b>Excluded in Lease</b>	Heating, Internet, Electricity, Cable/TV, Hot water				
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
3	Living room	15.7 X 13.5 ft	Wood		
3	Den	16.5 X 7.9 ft	Wood		
3	Dining room	16.6 X 11.9 ft	Wood		

3	Kitchen	11.8 X 11.7 ft	Wood
3	Bedroom	14.8 X 10 ft irr	Wood
3	Bedroom	15.3 X 9.8 ft irr	Wood
3	Bedroom	11 X 7.11 ft	Wood
3	Bedroom	8.1 X 7.10 ft	Wood
3	Bathroom	8.1 X 8.1 ft	Ceramic
3	Hall	22.7 X 4.4 ft irr	Wood

Additional Space	Size	Cadastre/Unit number	Description of Rights
Balcony	9.8 X 9.1 ft		

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>	
<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>	Wall-mounted air conditioning	<b>View</b>	
<b>Building Amenity</b>		<b>Proximity</b>	Daycare centre, Elementary school, High school, Hospital, Park
<b>Building's Distinctive Features</b>		<b>Roofing</b>	
<b>Energy efficiency</b>			
<b>Mobility impaired accessible</b>			

Inclusions
Fridge, stove, dishwasher, washer, dryer

Exclusions
Electricity, heating.

Remarks
Charming Top-Floor Rental in Prime Westmount! Live in one of Westmount's most sought-after locations-just steps from Westmount Park-in this spacious upper unit of a classic Victorian triplex. This beautifully maintained 4-bedroom apartment blends classic elegance & architecture with modern comfort, featuring high ceilings, original mouldings, a brick-accented dining room, & a large double living room/den. Large windows fill the space with natural light, complemented by two private balconies. All appliances included & wall mounted A/C. Rarely does a home of this size and condition become available in such a sought-after & convenient location!

Addendum
The LESSEE must provide proof of a minimum \$2 million civil liability insurance policy along with residential home insurance coverage for their moveable items and must 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 must be presented with a recent and satisfactory Oigny & Thibodeau or Trustii credit report, letter of employment, proof of salary, and a signed consent to verify payment habits (CCPH) form, all at the LESSEE's expense. Acceptance is conditional upon satisfactory verification and approval of the documentation provided.
No animals permitted unless specifically approved by the LESSOR.
No smoking of any kind, including vaping, is permitted in the unit or in any other areas of the property, including staircases and balconies.
The cultivation, consumption, or inhalation of cannabis is strictly prohibited in the unit or any other area of the property,

including staircases and balconies.

No Airbnb or similar short-term sublet or rental is permitted. Any such sublet will be considered a repudiatory breach of the lease.

The LESSEE will grant access to the LESSOR, when needed, for annual inspections or maintenance. Proper notice will be given.

The LESSEE is responsible for all minor repairs.

The unit shall not be painted unless previously approved by the LESSOR.

The LESSEE must return the unit in the condition in which it was originally rented, including all appliances, except for normal wear and tear.

In the event of a departure, the LESSEE agrees to allow visits with 24 hours' notice during the three months preceding their departure.

**Seller's Declaration**

No

**Source**

GROUPE SUTTON - CENTRE OUEST INC., Real Estate Agency



Living room



Exterior



Living room



Den



Den



Living room



Dining room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Other



Other