



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

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

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

Room(s) and Additional Space(s)

No. of Rooms	8	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	1+0
Included in Lease	Water taxes, Air conditioning				
Excluded in Lease	Heating, Internet, Electricity, Cable/TV, Hot water				
Level	Room	Size	Floor Covering	Additional Information	
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				
Sewage System		Municipality	Rented Equip. (monthly)	
Water Supply		Municipality	Renovations	
Siding			Pool	
Windows			Cadastre - Parkg (incl. pr	
Window Type			Cadastre - Parkg (excl. pr	
Energy/Heating		Electricity	Leased Parkg	
Heating System		Electric baseboard units	Parkg (total)	
Basement			Driveway	
Bathroom			Garage	
Washer/Dryer (installation)			Carport	
Fireplace-Stove			Lot	
Kitchen Cabinets			Topography	
Restrictions/Permissions			Distinctive Features	
Pets			Water (access)	
Property/Unit Amenity		Wall-mounted air conditioning	View	
Building Amenity			Proximity	
			Daycare centre, Elementary school, High school, Hospital, Park	
Building's Distinctive Features			Roofing	
Energy efficiency				
Mobility impaired accessible				
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 Oligny & 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