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GROUPE SUTTON - CENTRE OUEST INC.
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Centris No. 12376734 **(Active)**



\$424,900

628 Rue St-Jacques, apt. 2308
Montréal (Ville-Marie)
H3C 1C7

Region Montréal
Neighbourhood La Cité du Multimédia
Near
Body of Water

Property Type	Apartment	Year Built	2021
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2021)
Building Type	Detached	Published to RFQ	Yes (2021-11-11)
Floor	20th floor and up	Special Contribution	
Total Number of Floors		Meeting Minutes	Yes (2025)
Total Number of Units		Financial Statements	
Private Portion Size		Building Rules	Yes
Plan Priv. Portion Area	425.17 sqft	Reposess./Judicial auth.	No
Building Area		Building insurance	
Lot Size		Maintenance log	
Lot Area		Co-ownership insurance	
Cadastre of Private Portion	6500313 Cadastre du Québec	Contingency fund study	
Cadastre of Common Portions	6223686, 6223687, 6448442, 6484897, 6484898, 6484899, etc.	Cert. of Loc. (divided part)	Yes (2022)
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	2025	Municipal	\$2,542 (2025)	Condo Fees (\$336/month)	\$4,032
Lot	\$37,900	School	\$336 (2024)	Common Exp.	
Building	\$370,000	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$407,900 (104.17%)	Total	\$2,878	Total	\$4,032

Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
4		1+0		1+0	
Level	Room	Size	Floor Covering	Additional Information	
23rd floor	Living room	9.8 X 7.4 ft	Wood		
23rd floor	Kitchen	11.6 X 8.10 ft	Wood		

23rd floor	Bedroom	9.3 X 8.8 ft	Wood
23rd floor	Bathroom	8.3 X 5 ft	Ceramic
Additional Space	Size	Cadastre/Unit number	Description of Rights
Storage space			Common portion for restricted use
Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	Inground
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)	closet (Other)	Carport	
Fireplace-Stove		Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Central air conditioning, Fire detector (connected), Air exchange system, Sprinklers, Indoor storage space	View	View of the city, View of the water
Building Amenity	Roof terrace, Garbage chute, Common areas, Sauna, Outdoor pool, Fitness room, Elevator	Proximity	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation, Réseau Express Métropolitain (REM), University
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible			
Inclusions			
Appliances: refrigerator, stove, dishwasher, built-in oven, microwave, washer and dryer. Possibility of furniture included.			
Exclusions			
Remarks			
Perfectly located at the nexus of Cité de Multimédia & Old Montreal, this stylish condo offers the lifestyle that you have dreamed of. Step outside and you're just minutes from the city's best cafés, restaurants, boutiques, and nightlife. Inside, enjoy some of the best building amenities of any development in the city. The condo is thoughtfully designed with high-quality finishings throughout, all in like-new condition. Located on the 23rd floor, the South-Eastern views of the city/river & the natural light are spectacular. A storage locker is included. Ideal for those who value convenience, design, and being at the centre of it all.			
Addendum			
- THE CONDO -			
* Bright open-concept layout *			
* Contemporary kitchen with quartz countertops and stainless steel appliances *			
* Floor-to-ceiling windows flood the space with natural light (South-East exposure) *			
* Breathtaking views of the city and the St-Lawrence river *			

* High ceilings enhance the open feel *

* High quality engineered hardwood flooring throughout *

* Premium finishes throughout *

* 1 closed bedroom *

* Wonderfully modern bathroom *

* Gross square footage is 451 sq.ft., net according to the cadastral plan is 425 sq.ft. *

* Storage locker in the basement included, which was purchased by the current owner at a cost of \$9887.85 *

- THE DEVELOPMENT -

* Elegant, upscale lobby *

* 24/7 concierge and security services *

* Fully equipped fitness centre *

* Sauna and steam room for total relaxation *

* Stylish lounge areas for residents and guests *

* Rooftop heated pool with breathtaking city views *

* Panoramic terrace ideal for relaxing or entertaining *

Sale with legal warranty of quality

Seller's Declaration

Yes SD-63065

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.



Pool



Exterior



Living room



Kitchen



Living room



Kitchen



Living room



Kitchen



Bathroom



Bedroom



Bedroom



Hall



Hall



Laundry room



Common room



Common room



Exercise room



Exercise room



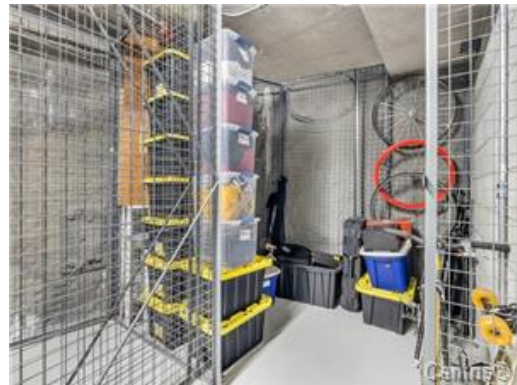
Reception area



Reception area



Storage



Storage



Patio



Patio