



Jonathan Saveriano, Residential and Commercial Real Estate Broker
GROUPE SUTTON - CENTRE OUEST INC.
 Real Estate Agency
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Centris No. 28281313 (Active)



\$2,000/month X 12 month(s)

3365 Av. Ridgewood, apt. 110
Montréal (Côte-des-Neiges/Notre-Dame-de-Grâce)
H3V 1C2

Region Montréal
Neighbourhood Côte-des-Neiges
Near Chemin de la Côte des Neiges
Body of Water

Property Type	Apartment	Year Built	
Style	Two or more storey	Expected Delivery Date	
Condominium Type		Specifications	
Year of Conversion		Declaration of co-ownership	
Building Type			
Floor	1st floor (ground floor)	Special Contribution	
Total Number of Floors		Meeting Minutes	
Total Number of Units		Financial Statements	
Unit or Building Size		Building Rules	
Living Area		Reposess./Judicial auth.	No
Building Area		Building insurance	
Lot Size		Maintenance log	
Lot Area		Co-ownership insurance	
Cadastre Priv. Portion/Imm.		Contingency fund study	
Cadastre of Common Portions		Cert. of Loc. (divided part)	
Trade possible		File Number	
Zoning	Residential	Occupancy	15 days PP/PR Accepted
		Deed of Sale Signature	15 days PP/PR Accepted

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

Room(s) and Additional Space(s)					
No. of Rooms	4	No. of Bedrooms (above ground + basement)	1+0	No. of Bathrooms and Powder Rooms	1+0
Included in Lease	Heating, Hot water				
Excluded in Lease	Internet, Electricity				
Level	Room	Size	Floor Covering	Additional Information	
GF	Kitchen	11.6 X 6.7 ft	Ceramic		

GF	Dining room	11.4 X 9.4 ft	Laminate floor
GF	Living room	11.4 X 9.11 ft	Laminate floor
GF	Bedroom	14.11 X 10.5 ft	Laminate floor
GF	Bathroom	7.5 X 4.7 ft	Ceramic
GF	Washer/dryer	3 X 3 ft	Laminate floor
GF	Storage	8.7 X 2.4 ft	Laminate floor
Additional Space	Size	Cadastre/Unit number	Description of Rights
Storage space	4.4 X 2.11 ft		

Features			
Sewage System			Rented Equip. (monthly)
Water Supply			Renovations
Siding			Pool
Windows			Cadastre - Parkg (incl. pr
Window Type			Cadastre - Parkg (excl. pr
Energy/Heating			Leased Parkg
Heating System			Parkg (total)
Basement			Driveway
Bathroom			Garage
Washer/Dryer (installation)			Carport
Fireplace-Stove			Lot
Kitchen Cabinets			Topography
Restrictions/Permissions			Distinctive Features
Pets	No pets allowed		Water (access)
Property/Unit Amenity			View
Building Amenity			Proximity
Building's Distinctive Features			Roofing
Energy efficiency			
Mobility impaired accessible			

Inclusions
Refrigerater, stove, microwave, washer & dryer, heating, hot water

Exclusions
Electricity, internet

Remarks
Completely renovate bright apartment with new appliances, including washer & dryer. Heating and hot water are included. Beautiful views of Mont Royal. Close to the Metro, public transport, schools, university and Mont Royal. An oasis in an urbain setting!

Addendum
LEASE DETAILS
The Lessee must provide proof of a minimum \$2M policy civil liability insurance along with residential home insurance coverage for their moveable items and 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 are to be presented with recent and satisfactory Equifax/ TransUnion or Oligny & Thibodeau report, letter of employment and consent to verify payment habits form, the whole at the Lessee's expense.
Acceptance is conditional upon satisfactory verification and good results of documentation provided by Lessee.
No animals permitted.
No smoking of any kind, including vaping, is permitted in the unit or in any other areas of the property and which extends to all staircases, decks, balconies or terraces.

The cultivation, consumption or inhalation of cannabis is absolutely prohibited in the unit or in any other areas of the property, and which extends to the staircases, decks, balconies and terraces.

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

Lessee will grant access to the Lessor, when needed, for annual inspections or maintenance, for which proper notice will be given to Lessee.

The Lessee is responsible for all minor repairs under \$250.00.

Minimum one year lease however additional optional years are possible upon request of the Lessee.

The unit shall not be painted unless otherwise agreed to by the Lessor and, in all cases, must subsequently be returned to white / off-white prior to the end of the term of the lease.

No sublets are permitted unless agreed by Lessor.

The tenant is responsible for all moving expenses as well as rules related to the syndicate. The tenant must read and accept the building's rules and regulations and will be responsible for payment of any penalties due to failure to comply with the rules and regulations. The tenant is responsible for payment of all costs related to loss of keys or remote control.

At the end of the term of the lease, the unit must be returned in the same condition as when rented: this includes all inclusions, as well as the condition of the floor, minus normal wear and tear.

Seller's Declaration

No

Source

GROUPE SUTTON - CENTRE OUEST INC., Real Estate Agency



Kitchen



Kitchen



Kitchen



Living room



Dining room



Bedroom



Bedroom



Bathroom



Laundry room



Balcony



Balcony



Common room



Common room



Common room



Exterior entrance



Other



Garden



Garden



Frontage



Interior