

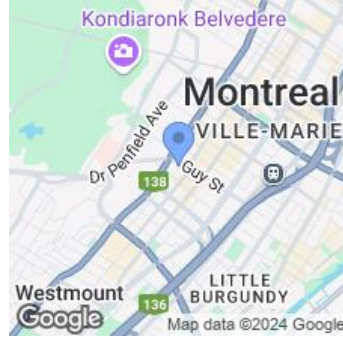


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**Centris No.** 20397004 (Active)



**\$469,000**

**1625 Av. Lincoln, apt. 204**  
**Montréal (Ville-Marie)**  
**H3H 2T5**

**Region** Montréal  
**Neighbourhood** Central West  
**Near** Guy  
**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	1989
<b>Style</b>	One storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Divided	<b>Specifications</b>	
<b>Year of Conversion</b>		<b>Declaration of co-ownership</b>	
<b>Building Type</b>	Detached	<b>Special Contribution</b>	
<b>Floor</b>	2nd floor	<b>Meeting Minutes</b>	
<b>Total Number of Floors</b>	21	<b>Financial Statements</b>	
<b>Total Number of Units</b>	150	<b>Building Rules</b>	
<b>Private Portion Size</b>	40 X 25.2 ft irr	<b>Repossess./Judicial auth.</b>	No
<b>Plan Priv. Portion Area</b>	1,005.35 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 of Private Portion</b>	1065875,1065695	<b>Cert. of Loc. (divided part)</b>	Yes (2005)
<b>Cadastre of Common Portions</b>	1066272,1066273	<b>File Number</b>	
<b>Trade possible</b>		<b>Occupancy</b>	According to the leases
<b>Zoning</b>	Residential	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2021	<b>Municipal</b>	\$2,750 (2024)	<b>Condo Fees (\$634/month)</b>	\$7,608
<b>Lot</b>	\$57,200	<b>School</b>	\$459 (2024)	<b>Common Exp.</b>	
<b>Building</b>	\$376,300	<b>Infrastructure</b>		<b>Electricity</b>	\$1,068
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$433,500 (108.19%)	<b>Total</b>	\$3,209	<b>Total</b>	\$8,676

### Room(s) and Additional Space(s)

No. of Rooms	6	No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
2	Bedroom	18.6 X 10.8 ft irr	Laminate floor		
2	Bedroom	14.2 X 13.3 ft	Laminate floor		
2	Living room	18.1 X 15.1 ft	Laminate floor		

2	Kitchen	10.8 X 8.7 ft	Laminate floor
2	Hall	9.7 X 7.2 ft	Laminate floor
2	Bathroom	9 X 5.8 ft	Ceramic
<b>Additional Space</b>	<b>Size</b>	<b>Cadastre/Unit number</b>	<b>Description of Rights</b>
Garage	18.5 X 9 ft irr	A-14,Level S1	Private portion
Terrace	29.5 X 22.3 ft irr	1066272	Common portion
Storage space corridor	6.5 X 6 ft irr	#204,Room 51, Level S1 1066273	Common portion for restricted use

<b>Features</b>			
<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	Water heater - 1 (\$18)
<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>		<b>Parkg (total)</b>	Garage (1)
<b>Basement</b>		<b>Driveway</b>	
<b>Bathroom</b>		<b>Garage</b>	
<b>Washer/Dryer (installation)</b>	Powder room (Other), Laundry room (2nd level)	<b>Carpport</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>	Private balcony, Indoor storage space	<b>View</b>	View of the city, View of the mountain
<b>Building Amenity</b>	Fitness room, Elevator	<b>Proximity</b>	CEGEP, Hospital, Metro, Public transportation, University
<b>Building's Distinctive Features</b>		<b>Roofing</b>	
<b>Energy efficiency</b>			
<b>Mobility impaired accessible</b>			

**Inclusions**  
Refrigerator, stove, dishwasher, washer, dryer and light fixtures. All inclusions sold without legal warranty of quality.

**Exclusions**  
Furniture, water heater.

**Remarks**  
Very rare in downtown! Spacious Condo with a 1065 sqft living area and an extra big private roof garden of 950 sqft in the heart of Down Town Montreal! Close to all the services: banks, Concordia University and colleges, buses, metro station, restaurants, shops, etc.. An indoor garage and a locker in the basement included. Comfortable and convenient residing!

**Addendum**  
Recently leased at \$2000 per month. The lease ends on Mar 31st,2025. Visits can only be arranged in the afternoon of weekend.

**Sale with legal warranty of quality**

**Seller's Declaration** Yes SD-03536

**Source**  
ROX-IMMO 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



Hall



Living room



Living room



Kitchen



Laundry room



Bedroom



Bedroom



**Bathroom**



**Garden**



**View**