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Centris No. 23330472 (Active)





\$500,000

3511 Rue St-Dominique, apt. 101 Montréal (Le Plateau-Mont-Royal) H2X 2X5

Region Montréal

Neighbourhood Le Plateau-Mont-Royal

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Near

**Body of Water** 

Property Type	Apartment			Year Built	2017
Style	One storey			<b>Expected Delivery Date</b>	
Condominium Type	Divided Sha	are	15.47%	Specifications	
Year of Conversion				Declaration of co-ownership	
Building Type	Attached			Issued	Yes (2017)
Floor	1st floor (ground	d floor)		Published to RFQ	Yes (2017-05-16)
Total Number of Floors	3			Special Contribution	
Total Number of Units	6			Meeting Minutes	
Private Portion Size				Financial Statements	
Plan Priv. Portion Area	748.09 sqft			Building Rules	
				Reposess./Judicial auth.	No
Building Area				Building insurance	
Lot Size				Maintenance log	
Lot Area				Co-ownership insurance	
Cadastre of Private Portion	5952839			Contingency fund study	
<b>Cadastre of Common Portions</b>	5952837			Cert. of Loc. (divided part)	Yes (2017)
Trade possible				File Number	
Zoning	Residential			Occupancy	30 days PP/PR
					Accepted
				Deed of Sale Signature	30 days PP/PR
					Accepted

Munici	pal Assessment	Taxes (annual)		Expenses/Energy (annual)	
Year Lot	2023 \$104,300	Municipal	\$2,833 (2024) \$319 (2024)	Condo Fees (\$188/month) Common Exp.	\$2,256
Building	: '	School Infrastructure Water	φ319 (2024)	Electricity Oil Gas	
Total	\$459,300 (108.86%)	Total	\$3,152	Total	\$2,256

# Room(s) and Additional Space(s)

No. of Rooms	6 <b>No. of</b>	Bedrooms (above grou	nd + basement) 2+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	10.7 X 12.2 ft	Wood		
GF	Kitchen	8.3 X 9.1 ft	Ceramic		
GF	Dining room	10 X 12.2 ft	Wood		

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 GF
 Bedroom
 10.5 X 12.8 ft
 Wood

 GF
 Bedroom
 9.5 X 12.8 ft
 Wood

 GF
 Bathroom
 6 X 10.8 ft
 Ceramic

Additional Space Size Cadastre/Unit number Description of Rights

Balcony 15 X 4.1 ft
Balcony 4.3 X 12 ft
Storage space 3.3 X 8.2 ft
Storage space 3.6 X 4.1 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/HeatingElectricityLeased ParkgHeating SystemElectric baseboard unitsParkg (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

Air exchange system, Sprinklers,

terrace

Intercom

**Building Amenity** Bicycle storage area, Roof **Proximity** Bicycle path, Daycare centre,

Elementary school, High school, Hospital, Metro, Park, Public transportation, University

Building's Distinctive Features Roofing

**Energy efficiency** 

Mobility impaired accessible

## **Inclusions**

Stove, microwave hood, refrigerator, dishwasher, Washer, dryer ,Air conditioner and light fixtures,

## **Exclusions**

owner's furniture and personal belongings

#### Remarks

This condo is bright and has two large balcony,2 storage spaces. It's very quiet and there are no other units on the same floor .The kitchen has sleek quartz countertop, modern cabinet and stainless steel appliances. Bathrooms is completed with high quality vanities and tiles.

## **Addendum**

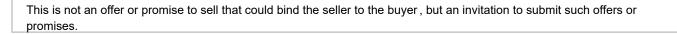
Beautiful finishes! Big Balcony! Bright unit located in the heart of downtown Montreal, enjoy the many restaurants, shops, shows and activities of St-Laurent street and St-denis street, Mcgill university ,UQAM, new hospital CHUM, Chinatown, Old Montreal, Berri Autobus terminal and the The Grande Bibliothèque within walking distance. Two metro stations nearby: metro St-Laurent and Sherbrooke.

### Sale with legal warranty of quality

Seller's Declaration Yes SD-38460

### Source

ROX-IMMO INC., Real Estate Agency



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Frontage



Living room



Dining room



Bathroom



Living room



Kitchen



Bathroom



Bedroom



Bedroom



Centres

Bedroom



Laundry room