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Centris No. 27221139 (Active)



\$519,000

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

Region Montréal
Neighbourhood Le Plateau-Mont-Royal
Near
Body of Water

Property Type	Apartment	Year Built	2017
Style	One storey	Expected Delivery Date	
Condominium Type	Divided Share 15.47%	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2017)
Building Type	Attached	Published to RFQ	Yes (2017-05-16)
Floor	1st floor (ground floor)	Special Contribution	
Total Number of Floors	3	Meeting Minutes	
Total Number of Units	6	Financial Statements	
Private Portion Size		Building Rules	
Plan Priv. Portion Area	748.09 sqft	Repossess./Judicial auth.	No
Building Area		Building insurance	
Lot Size		Maintenance log	
Lot Area		Co-ownership insurance	
Cadastre of Private Portion	5952839	Contingency fund study	
Cadastre of Common Portions	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

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$2,833 (2024)	Condo Fees (\$188/month)	\$2,256
Lot	\$104,300	School	\$319 (2024)	Common Exp.	
Building	\$355,000	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$459,300 (113.00%)	Total	\$3,152	Total	\$2,256

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		
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			

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/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, Air exchange system, Sprinklers, Intercom		View	
Building Amenity	Bicycle storage area, Roof terrace		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 .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-17353		
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.



Frontage



Living room



Living room



Kitchen



Dining room



Bathroom



Bathroom



Bedroom



Bedroom



Bedroom



Bedroom



Laundry room