

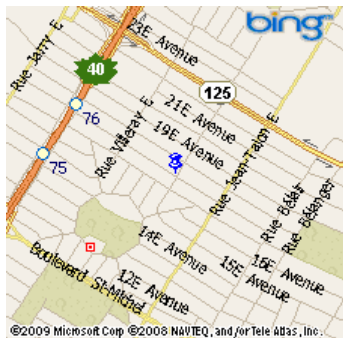


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MLS® No. 8269271 (Active)



\$167,000

3731 Rue Everett, apt. 1
Villeray/Saint-Michel/Parc-Extension (Montréal)
H2A 1S4

Region Montréal
Neighbourhood Saint-Michel
Near 17e avenue / Leonard da Vinci
Body of Water

Property Type	Apartment	Year Built	2007
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Decl. of Condominium on File	Yes
Building Type	Attached	Special Contribution	
Floor	Terrace level (half basement)	Meeting Minutes	
Total Number of Floors	4	Financial Statements	
Total Number of Units	8	Building Rules	
Building Size		Repossession	No
Net Living Area	63.80 sqm	Trade possible	
Ground Area		Cert. of Loc. (divided part)	Yes (2007)
Lot Size	12.4 X 25.91 m irr	File Number	
Lot Area	321.30 sqm	Possession Date	30 days PP/PR Accepted
Québec Cadastre	3859600	Deed of Sale Signature	25 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2009	Municipal	\$1,280 (2009)	Condo Fees (\$83/month)	\$996
Lot	\$11,000	School	\$334 (2009)	Common Exp.	
Building	\$109,000	Infrastructure		Electricity	\$730
		Water		Oil	
				Gas	
Total	\$120,000	Total	\$1,614	Total	\$1,726

Room(s) and Outdoor Feature(s)				
No. of Rooms		No. of Bedrooms		No. of Bathrooms and Powder Rooms
4		2+0		1+0
Level	Room	Size	Floor Covering	Additional Information
BA1	Living room	12 X 11.8 ft	Wood	
BA1	Dining room	11.8 X 7.2 ft	Wood	
BA1	Kitchen	10 X 9.3 ft	Ceramic	
BA1	Master bedroom	11 X 10 ft	Wood	
BA1	Bedroom	10.3 X 9 ft	Wood	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding	Brick	Pool	
Windows	PVC	Cadastre - Parking	
Window Type	Sliding	Parking	
Energy/Heating	Electricity	Driveway	
Heating System	Electric baseboard units	Garage	
Basement	6 feet and more, Finished basement, Outdoor entrance	Carport	
Bathroom	Separate shower	Lot	
Washer/Dryer (installation)	Hall (Basement 1)	Topography	
Fireplace-Stove		Distinctive Features	
Kitchen Cabinets	Melamine, Other	Water (access)	
Equipment/Services		View	
		Proximity	Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation, University

Inclusions

Réfrigérateur, four / poêle, micro-ondes, laveuse, sècheuse, rideaux, stores.

Exclusions

Lustre en cristal (salle à manger)

MLS® Remarks

Condo construit en 2007 offrant 2 chambres à coucher, niveau terrasse, planchers de bois, salon, salle à manger et cuisine à aire ouverte, terrasse, en face d'un parc, et à quelques minutes du métro St-Michel. Secteur recherché, finition de qualité, électroménagers inclus, balance de garantie APCHQ. Occupation peut être très vite, vendeur motivé!

Seller's Declaration

Yes

The deeds are in the seller's possession since 2007



Exterior



Exterior



Street