

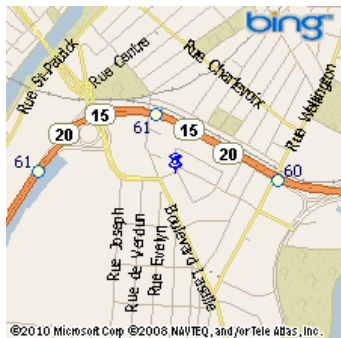


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MLS® No. 8314236 (Active)



\$198,000

7 Rue de la Poudrière, apt. 101
Verdun/Île-des-Soeurs (Montréal)
H4G 3J5

Region Montréal
Neighbourhood Verdun
Near Henri Duhamel
Body of Water

Property Type	Apartment	Year Built	1986
Style	Two or more storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Decl. of Condominium on File	
Building Type	Semi-detached	Special Contribution	
Floor		Meeting Minutes	
Total Number of Floors		Financial Statements	
Total Number of Units		Building Rules	
Building Size		Repossession	No
Net Living Area	825.00 sqft	Trade possible	
Ground Area		Cert. of Loc. (divided part)	Yes (2007)
Lot Size	17.3 X 33.53 m	File Number	
Lot Area	580.10 sqm	Possession Date	According to the leases
Cadastre	1152242,1152245,1152258,1152261,1152267,1152271	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2007	Municipal	\$10 (2010)	Condo Fees (\$172/month)	\$2,064
Lot	\$24,400	School	\$10 (2010)	Common Exp.	
Building	\$111,300	Infrastructure	Not issued	Electricity	
		Water	Not issued	Oil	
				Gas	
Total	\$135,700	Total	Not issued	Total	\$2,064

Room(s) and Outdoor Feature(s)					
No. of Rooms	4	No. of Bedrooms	0+2	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
BA1	Living room	14 X 17 ft	Laminate floor	Open on Dining area	
BA1	Master bedroom	10 X 12 ft irr	Laminate floor		
BA1	Bedroom	8 X 8 ft irr	Laminate floor	Office	
BA1	Kitchen	6 X 8 ft	Ceramic		
BA1	Bathroom	5 X 8 ft	Ceramic		
Outdoor features		Size	Cadastre		
Garage		3.01 X 6.01 m	1 152 267		

Features

Sewage System	Municipality
Water Supply	Municipality
Siding	Aluminum, Brick
Windows	Aluminum
Window Type	Sliding
Energy/Heating	Electricity
Heating System	Electric baseboard units
Basement	
Bathroom	
Washer/Dryer (installation)	
Fireplace-Stove	
Kitchen Cabinets	
Equipment/Services	

Rented Equip. (monthly)

Renovations

Pool

Cadastre - Parking Garage - 1 (1152267)

Parking Garage (1)

Driveway

Garage

Carport

Lot

Topography

Distinctive Features

Water (access)

View

Proximity Bicycle path, High school, Highway, Hospital, Metro, Park, Public transportation

Inclusions

Exclusions

Effets personnel des locataires

MLS® Remarks

Beau condo rénovée, 2 chambres à coucher, niveau rez-de-jardin (sous-sol), garage, a proximité de tout les services, metro. Idéal premier acheteur. Présentement loué.

Seller's Declaration

Yes SD-1855

The deeds are in the seller's possession since 2007



Frontage



Frontage



Garage



Other



Other