



Sebastien Trottier, Real Estate Broker
GROUPE IMMOBILIER LONDONO INC.
 Real Estate Agency
 4150, Sherbrooke O. #100
 Westmount (QC) H3Z 1C2
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Agence immobilière
GROUPE IMMOBILIER
LONDONO
 REALTY GROUP INC

Centris® No. 15672081 **(Active)**



\$4,000/month

2333 Rue Sherbrooke O., apt. 412
Ville-Marie (Montréal)
H3H 2T6

Region Montréal
Neighbourhood Central West
Near Atwater
Body of Water

Property Type Apartment
Style One storey
Condominium Type Divided
Year of Conversion
Building Type Detached
Floor 4th floor
Total Number of Floors
Total Number of Units
Private Portion Size
Gross Priv. Portion Area 1,365.00 sqft
Building Area
Lot Size
Lot Area
Cadastre of Private Portion 1067099, 1063688
Cadastre of Common Portions
Zoning Residential

Year Built 1911
Expected Delivery Date
Specifications
Declaration of co-ownership

Special Contribution
Meeting Minutes
Financial Statements
Building Rules
Repossession
Trade possible
Cert. of Loc. (divided part) No
File Number
Occupancy 2014-03-01
Deed of Sale Signature

Municipal Assessment

Year 2011
Lot \$135,900
Building \$586,200

Taxes (annual)

Municipal
School
Infrastructure
Water

Expenses/Energy (annual)

Condo Fees
Common Exp.

Electricity
Oil
Gas

Total \$722,100

Total

Total

Room(s) and Additional Space(s)

No. of Rooms	6	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
4	Living room	15.10 X 15.10 ft	Wood		
4	Dining room	13.6 X 14.8 ft	Wood		
4	Kitchen	11.9 X 7.11 ft	Wood		
4	Dinette	7.6 X 7.11 ft	Wood		
4	Master bedroom	18.8 X 11.11 ft	Wood	Ensuite bathroom	
4	Bedroom	11.7 X 10.2 ft	Wood		

Additional Space	Size	Cadastre/Unit number	Description of Rights
Garage			
Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	Indoor
Windows		Cadastre - Parking	
Window Type		Parking	Garage (1)
Energy/Heating	Electricity	Driveway	
Heating System	Electric baseboard units	Garage	Built-in, Single width
Basement		Carport	
Bathroom	Ensuite bathroom, Separate shower	Lot	
Washer/Dryer (installation)	Laundry area (4th level)	Topograpy	
Fireplace-Stove		Distinctive Features	
Kitchen Cabinets		Water (access)	
Equipment/Services	Elevator(s), Central air conditioning, Electric garage door opener	View	
Building's Distinctive Features		Proximity	Bicycle path, CEGEP, Highway, Hospital, Metro, Park, Public transportation
Energy efficiency		Roofing	
Inclusions			
washer, dryer, fridge, stove and dishwasher			
Exclusions			
electricity, cable, internet and telephone.			
Broker - Remarks			
Proximity to Westmount and Downtown, The Belmont is a prestigious building with 5-star services. This spacious 2 bedroom unit is stunning! High ceilings, wood floors, gorgeous renovated kitchen with eat-in area, bright living area and vast master bedroom with en-suite bath. Swimming pool, gym, garage and more! Rent furnished for \$4500/month!			
Addendum			
Available fully furnished for \$4500 per month			
Seller’s Declaration		No	
Source			
GROUPE IMMOBILIER LONDONO 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.			