

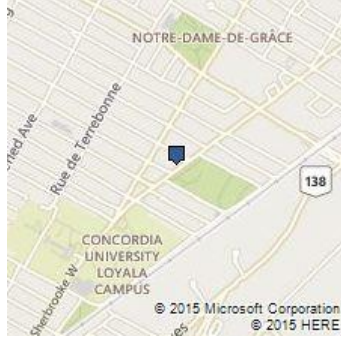


Paul L'Espérance, Real Estate Broker
GROUPE IMMOBILIER LONDONO INC.
 Real Estate Agency
 4150, Sherbrooke O. #100
 Westmount (QC) H3Z 1C2
<http://www.londonogroup.com>

514-567-4907 / 514-937-1717
 Fax : 514-937-2717
paul.l@londonogroup.com



Centris® No. 22349843 (Active)



\$239,000

6831 Rue Sherbrooke O., apt. 202
Côte-des-Neiges/Notre-Dame-de-Grâce (Montréal)
H4B 1P5

Region Montréal
Neighbourhood Notre-Dame-de-Grâce
Near Av. King Edward
Body of Water

Property Type	Apartment	Year Built	1987
Style	Two or more storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (1987)
Building Type	Semi-detached	Special Contribution	
Floor	2nd floor	Meeting Minutes	Yes (2014)
Total Number of Floors	4	Financial Statements	Yes (2014)
Total Number of Units		Building Rules	
Private Portion Size		Repossession	
Plan Priv. Portion Area	848 sqft	Trade possible	
Building Area		Cert. of Loc. (divided part)	Yes (2006)
Lot Size		File Number	
Lot Area		Occupancy	15 days PP/PR Accepted
Cadastre of Private Portion	3325530	Deed of Sale Signature	15 days PP/PR Accepted
Cadastre of Common Portions	3325528, 3325532		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2015	Municipal	\$2,041 (2015)	Condo Fees (\$215/month)	\$2,580
Lot		School	\$444 (2015)	Common Exp.	
Building		Infrastructure		Electricity	
		Water		Oil	
				Gas	
				Hot water tank	\$180
Total	\$235,733	Total	\$2,485	Total	\$2,760

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	
2	Living room	20.6 X 14.6 ft	Wood	Fireplace-Stove. Open Concept	
2	Dining room	20.6 X 14.6 ft	Wood	Fireplace-Stove. Open Concept	
2	Kitchen	9.9 X 10 ft	Ceramic		
2	Bathroom	8 X 5.2 ft	Ceramic		

2	Master bedroom	15.3 X 12 ft	Wood
2	Bedroom	11.7 X 11 ft	Wood
2	Bathroom	5 X 6.5 ft	Ceramic
Additional Space	Size	Cadastre/Unit number	Description of Rights
Storage space		3325528	Common portion for restricted use

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$15)
Water Supply	Municipality	Renovations	Kitchen - 2014, Floor - 2015, Bathroom - 2014
Siding	Brick	Pool	
Windows	Aluminum	Cadastre - Parking	
Window Type	Sliding	Parking	
Energy/Heating	Electricity	Driveway	
Heating System	Electric baseboard units	Garage	
Basement		Carport	
Bathroom	Ensuite bathroom	Lot	
Washer/Dryer (installation)		Topography	
Fireplace-Stove	Wood fireplace	Distinctive Features	
Kitchen Cabinets	Wood	Water (access)	
Equipment/Services		View	Park
Building's Distinctive Features		Proximity	Bicycle path, Commuter train, Park, Public transportation, University
Energy efficiency		Roofing	Asphalt and gravel

Inclusions

All light fixtures, ceiling fan, air-conditioning unit, blinds.

Exclusions

Broker - Remarks

Welcome to 6831 Sherbrooke West apt202! Located in charming NDG, enjoy Brand new hardwood floors just installed, a fully renovated kitchen + bathrooms and a park right across the street! Two spacious bedrooms and an open concept living area will have you truly appreciating the extra space this unit has to offer . We look forward to your visit!

Addendum

- Join us for our Open House, Sunday August 30th from 2-4pm!

Perfect home for first-time home buyers with its affordable price, great location and NO work to be done! Renovations include:

-Complete Kichen renovation- 2010

-Complete Ensuite bathroom renovation- 2010

-Total renovation of main bathroom including new heating! -2010

-New electrical panel- 2010

-Dividing wall between the kitchen and living/dining was removed to provide a beautiful open concept living space.

-Brand new hardwood floors throughout! - August 2015

Other features include:

- Building is located across the street from Trenholme Park, go for a walk,a picnic and always have a safe place to send the kids to play.

- Bus stop right across the street! Bus #105.

- Conveniently located near shops, grocery store, Concordia's Loyola campus, and a quiet residential neighborhood.

Easy to show!

Seller's Declaration

Yes SD-7928

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.



Living room



Kitchen



Kitchen



Master bedroom



Ensuite bathroom



Ensuite bathroom



Living room



Bathroom



Bathroom



Bathroom



Bedroom



Laundry room



Frontage



Frontage



View



Street