

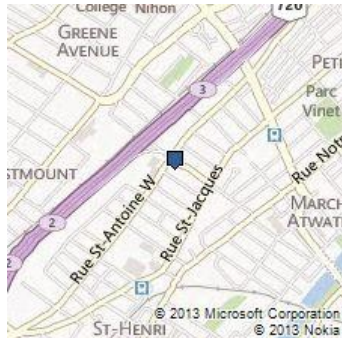


Eros Greatti, Real Estate Broker
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Centris® No. 25233619 (Active)



\$289,000

765 Rue Bourget, apt. 306
Le Sud-Ouest (Montréal)
H4C 0A5

Region Montréal
Neighbourhood Saint-Henri/Petite Bourgogne
Near
Body of Water

Property Type	Loft/Studio	Year Built	2009
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership on file	
Building Type	Semi-detached	Issued	Yes (2009)
Floor	3rd floor	Published to RFQ	
Total Number of Floors	5	Special Contribution	
Total Number of Units	149	Meeting Minutes	Yes (2012)
Private Portion Size		Financial Statements	Yes (2012)
Gross Priv. Portion Area	671.00 sqft	Building Rules	Yes
Building Area		Repossession	
Lot Size		Trade possible	
Lot Area		Cert. of Loc. (divided part)	No
Cadastre of Private Portion	4144968,4673591,4673331,414496 5,4673539 - 4673542	File Number	
Cadastre of Common Portions		Occupancy	30 days PP/PR Accepted
Zoning	Residential	Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2013	Municipal	\$1,988 (2013)	Condo Fees (\$195/month)	\$2,340
Lot	\$22,300	School	\$398 (2012)	Common Exp.	
Building	\$178,300	Infrastructure		Electricity	\$1,256
		Water		Oil	
				Gas	
Total	\$200,600	Total	\$2,386	Total	\$3,596

Room(s) and Additional Space(s)

No. of Rooms	7	No. of Bedrooms	1+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
3rd floor	Hall	4.9 X 3.6 ft	Wood		
3rd floor	Bathroom	5 X 8.5 ft	Tiles		
3rd floor	Storage	5 X 3 ft	Wood		
3rd floor	Kitchen	7.6 X 8.4 ft	Wood		
3rd floor	Dining room	9.8 X 9.11 ft	Wood		

3rd floor	Living room	10.7 X 16.3 ft	Wood
3rd floor	Master bedroom	9 X 11.3 ft	Wood

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding	Concrete stone	Pool	Heated, Inground, Roof top terrace
Windows	Aluminum	Cadastre - Parking	
Window Type	Casement	Parking	Garage (1)
Energy/Heating	Electricity	Driveway	
Heating System	Electric baseboard units	Garage	Heated, Interior
Basement		Carport	
Bathroom	Rain Shower	Lot	Landscaped
Washer/Dryer (installation)		Topograpy	
Fireplace-Stove		Distinctive Features	Interior Courtyard Garden Views
Kitchen Cabinets	Laminate	Water (access)	
Equipment/Services	Mobility impaired accessible, Elevator(s), Wall-mounted air conditioning, Air exchange system, Sprinklers, Intercom, Electric garage door opener, Gym and roof top terrace	View	Garden
Building's Distinctive Features		Proximity	Bicycle path, CEGEP, Commuter train, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation, University, Atwater Market/Lionel Groulx Metro
Energy efficiency		Roofing	

Inclusions

Fridge, microwave, dishwasher, stove, air conditioning, blinds, ceiling fan, rain-shower head, closet fittings, hot water tank, 1 parking place, 1 locker. All sold without legal warranty.

Exclusions

Furniture and furnishings, washer, dryer, disco ball and mount, all light fixtures, curtains and rods. Not included, but negotiable.

Broker - Remarks

Modern and bright condo in the Loft Imperial. Open concept. Very high ceilings, wood floors, new appliances, rooftop chalet, great garden views, lots of high-end finishes and inclusions. Close to the Atwater market, 2 metro stations, quick access to highways and major groceries stores, restaurants. Downtown Montreal is minutes away. 1 parking

Addendum

An open-plan space (Loft Imperial Phase 1) with exposed concrete architectural details and high ceilings. The bedroom, on a podium, is enclosed by the use semi-dividing wall.

New Microwave and kitchen back-splash.

Access to rooftop terrace and its extra kitchen, flat screen and cable in HD, pool table, fireplace, free access to WiFi, outdoor swimming pool and deck complete with grills, brand new gym.

All inclusions are sold without legal warranty as to quality.

Walking distance from Metro Lionel Groulx, Atwater Market and The Lachine Canal.

1 Parking place included S-03.

1 Locker included R-93.

Att. Borkers:

If clause 8.1 is selected and an inspector or professional is chosen to inspect, his or her name must be provided on the promise to purchase and this choice must be approved by the seller.

Also,

The full name of the notary must appear in clause 11.1 when presenting a Promise to purchase. Offer is also conditional on approval by the seller of the choice of notary.

Seller's Declaration

Yes SD-96853

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.



Overall view



Living room



Living room



Interior



Interior



Interior



Interior



Dining room



Dining room



Kitchen



Dining room



Hall



Master bedroom



Bathroom



Bathroom



View



View



Playroom



Playroom



Pool



Pool



Exercise room



Exercise room



Exercise room