



Alexander Kay, Real Estate Broker

ROYAL LEPAGE HERITAGE

Real Estate Agency

4, rue Westmount-Square #110

Westmount (QC) H3Z 2S6

514-979-1976 / 514-934-1818

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MLS® No. 8673787 (Active)



\$562,000  
+ GST/QST

3802 Av. Coloniale, apt. 302  
Le Plateau-Mont-Royal (Montréal)  
H2W 1L8

Property Type Apartment  
Style One-and-a-half-storey  
Condominium Type Divided  
Gross Living Area 1,276.00 sqft

<b>Total Assessment</b>	Not issued	
<b>Taxes</b>	Not issued	
<b>Condo. Fees ( \$153/month)</b>	\$1,836	
<b>Repossession</b>	No	
<b>Rooms 6</b>	<b>Bdrm 2+0</b>	<b>Bath/PR 1+0</b>
(3)KIT	17.4 X 7.3 ft	Wood
(3)DR	10.8 X 9.10 ft	Wood
(3)LIV	12 X 9.10 ft	Wood
(3)MBR	10.7 X 10.2 ft	Wood
(3)BDR	9.10 X 8.10 ft	Wood
(3)BTH	11.1 X 6.9 ft	Ceramic
(4)MEZ	10.6 X 13.1 ft irr	Wood

The "Waldman" an outstanding project in Montréal. These gorgeous condos will impress you with their modern design as well as their vibrant colors and textures. Abundant windows will provide great light to these magnificent spaces. The quality workmanship and exceptional design of Boutros and Mario Di Palma will shine in their newest project.

<b>Energy/Heating</b>	Electricity
<b>Heating System</b>	Convection baseboards, Electric baseboard units
<b>Fireplace-Stove</b>	
<b>Equipment/Services</b>	
<b>Pool</b>	
<b>Parking</b>	
<b>Cadastre - Parking</b>	
<b>Proximity</b>	Bicycle path, CEGEP, Elementary school, High school, Hospital, Metro, Park, Public transportation, University

Source: JUTRAS COURTAGE IMMOBILIER, Real Estate Agency

MLS® No. 8624560 (Active)



\$529,000

3500 Rue Durocher, apt. 102  
Le Plateau-Mont-Royal (Montréal)  
H2X 2E5

Property Type Apartment  
Style One storey  
Condominium Type Divided  
Net Living Area 152.80 sqm

<b>Total Assessment</b>	460,500 \$	
<b>Taxes</b>	\$5,279	
<b>Condo. Fees ( \$122/month)</b>	\$1,464	
<b>Repossession</b>	No	
<b>Rooms 6</b>	<b>Bdrm 0+2</b>	<b>Bath/PR 2+1</b>
(GF)LIV	15.3 X 13.7 ft	Wood
(GF)DR	13.7 X 12.2 ft	Wood
(GF)KIT	12.6 X 10.2 ft	liège
(GF)PR	7.7 X 4.4 ft irr	Ceramic
(BA1)MBR	11.10 X 10.1 ft	Wood
(BA1)BDR	11.6 X 10.1 ft	Wood
(BA1)OFF	12.1 X 10.6 ft	Wood
(BA1)BTH	13.5 X 6 ft	Ceramic

HAUT DE GAMME! Superbe unité de coin sur deux étages dans le prestigieux immeuble "The Canterbury". De concept à aire ouverte, sa luminosité abondante vous charmera avec ses immenses fenêtres et ses plafonds de 11 pieds. UNE VISITE S'IMPOSE!!!

<b>Energy/Heating</b>	Electricity
<b>Heating System</b>	Convection baseboards, Electric baseboard units
<b>Fireplace-Stove</b>	Wood fireplace
<b>Equipment/Services</b>	
<b>Pool</b>	
<b>Parking</b>	License tag (1)
<b>Cadastre - Parking</b>	
<b>Proximity</b>	Bicycle path, Hospital, Metro, Public transportation, University

Source: GROUPE SUTTON-ACTION INC., Real Estate Agency



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MLS® No. 8699526 (Active)



**\$499,000**

**3508 Rue Durocher, apt. A**  
**Le Plateau-Mont-Royal (Montréal)**  
**H2X 2E5**

**Property Type** Apartment  
**Style** One storey  
**Condominium Type** Divided  
**Net Living Area** 1,425.00 sqft

McGill area - Elegant condo, tastefully renovated with high-end materials. Kitchen and bathrooms entirely renovated in 2007. Spacious rooms in a calm and relaxing atmosphere. Original woodwork and fireplace. Hardwood floors. Charming outdoor terrace.

**Energy/Heating** Electricity  
**Heating System** Electric baseboard units  
**Fireplace-Stove** Wood fireplace  
**Equipment/Services**  
**Pool**  
**Parking** Driveway (1), License tag (1)  
**Cadastre - Parking**  
**Proximity** Bicycle path, Cross-country skiing, Elementary school, High school, Hospital, Metro, Park, Public transportation, University, Fey steps from Mc Gill and downtown

Source: GROUPE SUTTON IMMOBILIA INC., Real Estate Agency

<b>Total Assessment</b>	343,900 \$	
<b>Taxes</b>	\$3,812	
<b>Condo. Fees ( \$118/month)</b>	\$1,416	
<b>Repossession</b>	No	
<b>Rooms</b> 6	<b>Bdrm</b> 3+0	<b>Bath/PR</b> 2+0
(OTH)OTH	8.2 X 4 ft	Wood
(OTH)LIV	14.4 X 10.6 ft	Wood
(OTH)DR	12 X 11.10 ft	Wood
(OTH)KIT	12 X 12.10 ft	Wood
(OTH)MBR	16.5 X 9.8 ft	Wood
(OTH)BDR	14.11 X 9.6 ft	Wood
(OTH)BDR	12.4 X 9.6 ft	Wood

MLS® No. 8681604 (Active)



**\$485,000**  
**+ GST/QST**

**532 Rue Milton**  
**Le Plateau-Mont-Royal (Montréal)**  
**H2X 1W4**

**Property Type** Apartment  
**Style** One storey  
**Condominium Type** Divided  
**Gross Living Area** 1,078.00 sqft

Walk through a historic facade into the architect's vision of clean, uncomplicated functionality. This 2 bed/2 bath condo is in the heart of all downtown has to offer. Enjoy high ceilings and elegance married with a very sleek edge in this fully renovated building - only 2 units left!

**Energy/Heating** Electricity  
**Heating System** Forced air  
**Fireplace-Stove**  
**Equipment/Services** Central air conditioning, Air exchange system, Central heat pump, humidifier  
**Pool**  
**Parking** License tag (1)  
**Cadastre - Parking**  
**Proximity** Bicycle path, CEGEP, Elementary school, Hospital, Metro, Park, Public transportation, University

Source: GROUPE SUTTON IMMOBILIA INC., Real Estate Agency

<b>Total Assessment</b>	870,000 \$	
<b>Taxes</b>	\$6,101	
<b>Condo. Fees ( \$144/month)</b>	\$1,728	
<b>Repossession</b>	No	
<b>Rooms</b> 7	<b>Bdrm</b> 2+0	<b>Bath/PR</b> 2+0
(2)MBR	12.9 X 10.5 ft	Wood
(2)BTH	10 X 6 ft	Wood
(2)LIV	14.3 X 14.5 ft	Wood
(2)DR	12 X 12.9 ft	Wood
(2)KIT	13.9 X 9.3 ft	Wood
(2)BDR	11.3 X 12 ft	Wood
(2)BTH	7.5 X 5 ft	Wood



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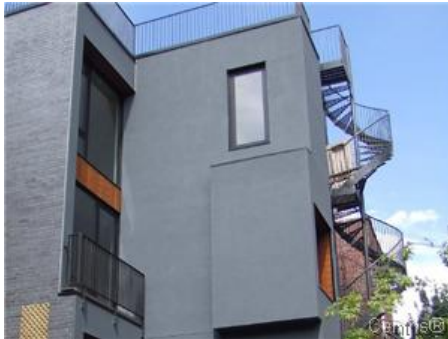
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MLS® No. 8683007 (Active)



**\$500,000**  
**+ GST/QST**

**534 Rue Milton**  
**Le Plateau-Mont-Royal (Montréal)**  
**H2X 1W4**

**Property Type** Apartment  
**Style** One storey  
**Condominium Type** Divided  
**Gross Living Area** 1,168.00 sqft

Walk through a historic facade and up an elegant stairway to discover the architect's vision of clean, uncomplicated functionality in this sleek 2 bed/2 bath condo. Enjoy a double-room configured master suite, and share a split level, open concept social space with friends. Live in the heart of it all! Unique & fully renovated - only 2 units left!

**Energy/Heating** Electricity  
**Heating System** Forced air  
**Fireplace-Stove**  
**Equipment/Services** Central air conditioning, Air exchange system, Central heat pump, humidifier  
**Pool**  
**Parking** License tag (1)  
**Cadastre - Parking**  
**Proximity** Bicycle path, CEGEP, Elementary school, Hospital, Metro, Park, Public transportation, University

Source: GROUPE SUTTON IMMOBILIA INC., Real Estate Agency

<b>Total Assessment</b>	870,000 \$	
<b>Taxes</b>	\$6,101	
<b>Condo. Fees ( \$157/month)</b>	\$1,884	
<b>Repossession</b>	No	
<b>Rooms</b> 7	<b>Bdrm</b> 2+0	<b>Bath/PR</b> 2+0
(3)MBR	21 X 10.5 ft	Wood
(3)BTH	10 X 6 ft	Wood
(3)LIV	14.3 X 13.5 ft	Wood
(3)DR	12 X 13.9 ft	Wood
(3)KIT	10.5 X 9.5 ft	Wood
(3)BDR	12.1 X 11.3 ft	Wood
(3)BTH	7.5 X 5 ft	Wood

MLS® No. 8693383 (Active)



**\$479,000**

**570 Rue Milton, apt. 13**  
**Le Plateau-Mont-Royal (Montréal)**  
**H2X 1W4**

**Property Type** Apartment  
**Style** One storey  
**Condominium Type** Divided  
**Net Living Area** 1,355.00 sqft

Beautiful and spacious condo in a prestigious building perfectly located in the heart of the city close to McGill University, Place des Arts and the prestigious shops of Sherbrooke Street.

**Energy/Heating** Electricity, Wood  
**Heating System** Electric baseboard units  
**Fireplace-Stove** Wood stove  
**Equipment/Services**  
**Pool**  
**Parking**  
**Cadastre - Parking**  
**Proximity** Hospital, Metro, Park, Public transportation, University

Source: RE/MAX DU CARTIER INC., Real Estate Agency

<b>Total Assessment</b>	417,833 \$	
<b>Taxes</b>	Not issued	
<b>Condo. Fees ( \$243/month)</b>	\$2,916	
<b>Repossession</b>	No	
<b>Rooms</b> 9	<b>Bdrm</b> 2+0	<b>Bath/PR</b> 1+1
(2)HAL	5.1 X 19 ft	Wood
(2)KIT	14 X 9.1 ft irr	Ceramic
(2)LIV	21 X 16.1 ft	Wood
(2)PR	6.5 X 4.11 ft irr	Ceramic
(2)BDR	12.1 X 9.1 ft	Wood
(2)MBR	16.9 X 17.2 ft irr	Wood
(2)BTH	12.10 X 9.2 ft	Ceramic
(2)LDR	5.8 X 6.9 ft	Wood



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MLS® No. 8686866 (Active)



**\$465,000**  
**+ GST/QST**

**77 Av. des Pins E., apt. 302**  
**Le Plateau-Mont-Royal (Montréal)**  
**H2W 1L8**

**Property Type** Apartment  
**Style** One storey  
**Condominium Type** Divided  
**Gross Living Area** 1,173.00 sqft

<b>Total Assessment</b>	Not issued	
<b>Taxes</b>	Not issued	
<b>Condo. Fees ( \$140/month)</b>	\$1,680	
<b>Repossession</b>	No	
<b>Rooms 6</b>	<b>Bdrm 2+0</b>	<b>Bath/PR 1+0</b>
(3)KIT	12.11 X 8.10 ft	Wood
(3)DR	12.7 X 7.6 ft	Wood
(3)LIV	13.7 X 12.7 ft irr	Wood
(3)FAM	13.2 X 12.3 ft	Wood
(3)BTH	10.1 X 5.11 ft	Ceramic
(3)MBR	13.4 X 9.7 ft	Wood
(3)BDR	11.6 X 9.1 ft	Wood

The "Waldman" an outstanding project in Montréal. These gorgeous condos will impress you with their modern design as well as their vibrant colors and textures. Abundant windows will provide great light to these magnificent spaces. The quality workmanship and exceptional design of Boutros and Mario Di Palma will shine in their newest project.

<b>Energy/Heating</b>	Electricity
<b>Heating System</b>	Convection baseboards, Electric baseboard units
<b>Fireplace-Stove</b>	
<b>Equipment/Services</b>	
<b>Pool</b>	
<b>Parking</b>	
<b>Cadastre - Parking</b>	
<b>Proximity</b>	Bicycle path, CEGEP, Elementary school, High school, Hospital, Metro, Park, Public transportation, University

Source: JUTRAS COURTAGE IMMOBILIER, Real Estate Agency

MLS® No. 8583156 (Active)



**\$530,000**

**220 Av. des Pins O., apt. 408**  
**Le Plateau-Mont-Royal (Montréal)**  
**H2W 1R9**

**Property Type** Loft/Studio  
**Style** One storey  
**Condominium Type** Divided  
**Gross Living Area** 1,031.00 sqft

<b>Total Assessment</b>	347,600 \$	
<b>Taxes</b>	\$3,737	
<b>Condo. Fees ( \$261/month)</b>	\$3,132	
<b>Repossession</b>	No	
<b>Rooms 5</b>	<b>Bdrm 1+0</b>	<b>Bath/PR 1+0</b>
(OTH)BDR	10.9 X 11.8 ft	Wood
(OTH)LIV	18.6 X 10 ft	Wood
(OTH)DR	18.4 X 8.6 ft	Wood
(OTH)KIT	12.2 X 11.4 ft	Ceramic
(OTH)BTH	11 X 5.11 ft	Ceramic
(OTH)HAL	11.9 X 6.3 ft	Wood

Beautiful 1 semi-closed bedroom condo in the Darcy McGee Building. Great location for Doctor, Nurse, University student or couple. Situated just opposite Mount Royal, boasting large windows(8') & hardwood floors. Modern kitchen & bathroom. Walking distance to St. Laurent Blvd., McGill Univ., Royal Victoria & Hôtel-Dieu Hospitals

<b>Energy/Heating</b>	Electricity
<b>Heating System</b>	Electric baseboard units
<b>Fireplace-Stove</b>	Wood fireplace
<b>Equipment/Services</b>	Elevator(s), Central air conditioning, Sprinklers
<b>Pool</b>	
<b>Parking</b>	Garage (28)
<b>Cadastre - Parking</b>	
<b>Proximity</b>	Bicycle path, Hospital, Metro, Park, Public transportation, University

Source: CENTURY 21 - ADDRES SELECT, Real Estate Agency



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**ROYAL LEPAGE HERITAGE**

Real Estate Agency

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**MLS® No. 8689620 (Active)**



**\$559,000**

**418 Av. des Pins O., apt. 19  
Le Plateau-Mont-Royal (Montréal)  
H2W 1S2**

**Property Type** Apartment  
**Style** One storey  
**Condominium Type** Divided  
**Net Living Area** 1,312.10 sqft

Fenêtres dans tous les chambres, orientation ouest avec vue dégagé, un bâtiment bien entretenu au coeur du Centreville (Site du patrimoine du Mont-Royal).

**Energy/Heating** Electricity  
**Heating System** Convection baseboards  
**Fireplace-Stove**  
**Equipment/Services**  
**Pool**  
**Parking**  
**Cadastre - Parking**  
**Proximity** Bicycle path, CEGEP, Cross-country skiing, Elementary school, High school, Hospital, Metro, Park, Public transportation, University

Source: ROYAL LEPAGE PRESTIGE, Real Estate Agency

<b>Total Assessment</b>	397,300 \$	
<b>Taxes</b>	\$3,833	
<b>Condo. Fees ( \$256/month)</b>	\$3,072	
<b>Repossession</b>	No	
<b>Rooms</b> 8	<b>Bdrm</b> 3+0	<b>Bath/PR</b> 1+1
(4)MBR	12 X 16 ft	Wood
(4)BDR	9.3 X 8.6 ft	Wood
(4)BDR	12.3 X 11.6 ft	Wood
(4)KIT	11.6 X 12 ft	Wood
(4)LIV	15.6 X 12 ft	Wood
(4)BTH	6.7 X 12.4 ft	Ceramic
(4)PR	5.5 X 4.3 ft	Ceramic
(4)DR	12.6 X 12 ft	Wood

**MLS® No. 8696703 (Active)**



**\$469,000**

**416 Rue Prince-Arthur O., apt. 301  
Le Plateau-Mont-Royal (Montréal)  
H2X 1T2**

**Property Type** Apartment  
**Style** One storey  
**Condominium Type** Divided  
**Net Living Area** 1,144.00 sqft

Right in the heart of the action, close to McGill University and downtown. A beautiful apartment in a magnificent Victorian building, complete with personalized décor and abundant light. Wood beams and a fireplace add extra warmth and charm. Large rooftop terrace with a view of the city.

**Energy/Heating** Electricity  
**Heating System** Electric baseboard units  
**Fireplace-Stove** Wood fireplace  
**Equipment/Services**  
**Pool**  
**Parking** Driveway (1)  
**Cadastre - Parking**  
**Proximity** Bicycle path, Elementary school, High school, Hospital, Park, Public transportation, University

Source: REALTA, Real Estate Agency

<b>Total Assessment</b>	416,500 \$	
<b>Taxes</b>	\$4,545	
<b>Condo. Fees ( \$130/month)</b>	\$1,560	
<b>Repossession</b>	No	
<b>Rooms</b> 5	<b>Bdrm</b> 1+0	<b>Bath/PR</b> 1+0
(3)LIV	21.5 X 14.2 ft	Wood
(3)DR	13.11 X 12 ft irr	Wood
(3)KIT	13.6 X 7 ft	Ceramic
(3)BTH	7.8 X 7.1 ft irr	Ceramic
(4)MBR	20.9 X 15.7 ft irr	Wood



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ROYAL LEPAGE HERITAGE

Real Estate Agency

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MLS® No. 8673664 (Active)



**\$589,000**  
**+ GST/QST**

**55 Rue Roy E., apt. 301**  
**Le Plateau-Mont-Royal (Montréal)**  
**H2W 1L8**

**Property Type** Apartment  
**Style** One-and-a-half-storey  
**Condominium Type** Divided  
**Gross Living Area** 1,225.00 sqft

The "Waldman" an outstanding project in Montréal. These gorgeous condos will impress you with their modern design as well as their vibrant colors and textures. Abundant windows will provide great light to these magnificent spaces. The quality workmanship and exceptional design of Boutros and Mario Di Palma will shine in their newest project.

**Energy/Heating** Electricity  
**Heating System** Convection baseboards, Electric baseboard units  
**Fireplace-Stove**  
**Equipment/Services**  
**Pool**  
**Parking**  
**Cadastre - Parking**  
**Proximity** Bicycle path, CEGEP, Elementary school, High school, Hospital, Metro, Park, Public transportation, University

Source: JUTRAS COURTAGE IMMOBILIER, Real Estate Agency

<b>Total Assessment</b>	Not issued	
<b>Taxes</b>	Not issued	
<b>Condo. Fees ( \$147/month)</b>	\$1,764	
<b>Repossession</b>	No	
<b>Rooms</b> 6	<b>Bdrm</b> 2+0	<b>Bath/PR</b> 1+0
(3)KIT	13 X 6.10 ft	Wood
(3)DR	9.11 X 8.11 ft	Wood
(3)LIV	10.1 X 9.10 ft irr	Wood
(3)MBR	10.10 X 9.9 ft	Wood
(3)BDR	10.3 X 9.2 ft	Wood
(3)BTH	13 X 8.3 ft	Ceramic
(4)MEZ	13.8 X 12 ft irr	Wood

MLS® No. 8673661 (Active)



**\$589,000**  
**+ GST/QST**

**55 Rue Roy E., apt. 302**  
**Le Plateau-Mont-Royal (Montréal)**  
**H2W 1L8**

**Property Type** Apartment  
**Style** One-and-a-half-storey  
**Condominium Type** Divided  
**Gross Living Area** 1,326.00 sqft

The "Waldman" an outstanding project in Montréal. These gorgeous condos will impress you with their modern design as well as their vibrant colors and textures. Abundant windows will provide great light to these magnificent spaces. The quality workmanship and exceptional design of Boutros and Mario Di Palma will shine in their newest project.

**Energy/Heating** Electricity  
**Heating System** Convection baseboards, Electric baseboard units  
**Fireplace-Stove**  
**Equipment/Services**  
**Pool**  
**Parking**  
**Cadastre - Parking**  
**Proximity** Bicycle path, CEGEP, Elementary school, High school, Hospital, Metro, Park, Public transportation, University

Source: JUTRAS COURTAGE IMMOBILIER, Real Estate Agency

<b>Total Assessment</b>	Not issued	
<b>Taxes</b>	Not issued	
<b>Condo. Fees ( \$160/month)</b>	\$1,920	
<b>Repossession</b>	No	
<b>Rooms</b> 6	<b>Bdrm</b> 2+0	<b>Bath/PR</b> 1+0
(3)KIT	13 X 7.10 ft	Wood
(3)DR	13.10 X 9.4 ft	Wood
(3)LIV	10.1 X 9.10 ft irr	Wood
(3)MBR	11.11 X 11.9 ft	Wood
(3)BDR	9.10 X 8.11 ft	Wood
(3)BTH	9.8 X 7.5 ft	Ceramic
(4)MEZ	13.1 X 12.7 ft irr	Wood



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MLS® No. 8711907 (Active)



**\$475,000**      \$2,180/month X  
1 year(s)

**73 Rue St-Cuthbert**  
**Le Plateau-Mont-Royal (Montréal)**  
**H2W 1L4**

**Property Type**            Apartment  
**Style**                        One storey  
**Condominium Type**      Divided  
**Net Living Area**            959.00 sqft

<b>Total Assessment</b>	265,700 \$	
<b>Taxes</b>	\$2,945	
<b>Condo. Fees ( \$0/month)</b>	\$0	
<b>Repossession</b>	No	
<b>Rooms</b> 5	<b>Bdrm</b> 2+0	<b>Bath/PR</b> 1+0
(3)LIV	23.7 X 14 ft	Wood
(3)DR	11.9 X 9.3 ft	Wood
(3)KIT	9.10 X 11.9 ft	Ceramic
(3)MBR	11.6 X 11.3 ft	Wood
(3)BDR	14.3 X 7.9 ft	Wood
(3)BTH	7.6 X 5.4 ft	stone

GORGEOUS AND BRIGHT TOP FLOOR 2 BEDROOM CONDO WITH A VERY ZEN ATMOSPHERE. SPACIOUS LVR HAS SOUTHERN EXPOSURE PLUS WOOD BURNING FIREPLACE, EXPOSED BRICK AND PARTIAL DOWNTOWN VIEWS. ULTRA MODERN BATHROOM AND KITCHEN WITH TOP OF THE LINE APPLIANCES. RECESSED LIGHTS. SKYLIGHT. 2 BALCONIES. HARDWOOD FLOORS. A/C. EXQUISITELY FINISHED. YOU

**Energy/Heating**            Electricity  
**Heating System**          Convection baseboards, Electric baseboard units  
**Fireplace-Stove**          Wood fireplace  
**Equipment/Services**      Wall-mounted air conditioning, Fire detector (connected), Alarm system  
**Pool**  
**Parking**                    Garage (1), License tag (1)  
**Cadastre - Parking**  
**Proximity**                  Bicycle path, Cross-country skiing, Hospital, Park, Public transportation, University, stores, restaurants, clubs, pool , synagogue

Source: RE/MAX WESTMOUNT INC, Real Estate Agency

MLS® No. 8673145 (Active)



**\$549,000**

**1379 Av. Argyle**  
**Ville-Marie (Montréal)**  
**H3G 1V5**

**Property Type**            Apartment  
**Style**                        Two or more storey  
**Condominium Type**      Divided  
**Living Area**

<b>Total Assessment</b>	2 \$	
<b>Taxes</b>	\$2	
<b>Condo. Fees ( \$63/month)</b>	\$756	
<b>Repossession</b>	No	
<b>Rooms</b> 8	<b>Bdrm</b> 0+2	<b>Bath/PR</b> 1+0
(GF)KIT	12.4 X 9.8 ft	Wood
(GF)DR	14.6 X 13 ft	Wood
(GF)LIV	14.8 X 14.6 ft	Wood
(GF)HAL	14.4 X 7.4 ft	Wood
(GF)OTH	5 X 4 ft	Ceramic
(BA1)MBR	14.2 X 13.6 ft	Wood
(BA1)BDR	14.2 X 11 ft	Wood
(BA1)BTH	9.5 X 9 ft	Ceramic

Chaleureux condo sur 2 étages entièrement rénové et situé au coeur du centre-ville à 2 pas du metro, des autoroutes et du train. Vous serez charmé par les hauts plafonds, les multiples boiseries, les planchers de bois en érable et en pin original ainsi que les murs de pierres authentiques. Cette unité comprend 1 stationnement et une terrasse privée.

**Energy/Heating**            Electricity, Other  
**Heating System**          Electric baseboard units  
**Fireplace-Stove**  
**Equipment/Services**  
**Pool**  
**Parking**                    Driveway (1)  
**Cadastre - Parking**  
**Proximity**                  CEGEP, Highway, Metro, Park, Public transportation, University

Source: PROFUSION IMMOBILIER INC., Real Estate Agency



Alexander Kay, Real Estate Broker

ROYAL LEPAGE HERITAGE

Real Estate Agency

4, rue Westmount-Square #110

Westmount (QC) H3Z 2S6

514-979-1976 / 514-934-1818

alexkay@royallepage.ca

http://www.alexkay.ca



MLS® No. 8480423 (Active)



\$559,000

3577 Av. Atwater, apt. 503

Ville-Marie (Montréal)

H3H 2R2

**Property Type** Apartment  
**Style** One storey  
**Condominium Type** Divided  
**Net Living Area** 1,435.00 sqft

Bright 2 bdrm condo at the Fort de la Montagne with convenient downtown location adjacent to Westmount. This spacious apartment features a well equipped renovated kitchen, large windows offering peaceful garden views, maple wood floors, large terrace and interior parking. Sought-after building with loads of amenities including interior pool, etc.

**Energy/Heating** Electricity  
**Heating System** Electric baseboard units  
**Fireplace-Stove**  
**Equipment/Services** Central air conditioning, Sauna, Alarm system  
**Pool** Heated, Indoor, Inground  
**Parking** Garage (1)  
**Cadastre - Parking**  
**Proximity**

Source: SOTHEBY'S INTERNATIONAL REALTY QUEBEC, Real Estate Agency

**Total Assessment** 422,200 \$  
**Taxes** \$5,450  
**Condo. Fees ( \$849/month)** \$10,182  
**Repossession** No

Rooms	Bdrm	Bath/PR
6	2+0	2+0
(OTH)HAL	8.4 X 7.8 ft irr	Wood
(OTH)OTH	25.7 X 15.11 ft irr	Wood
(OTH)OTH	20.6 X 8.1 ft irr	Wood
(OTH)MBR	17.5 X 12.7 ft irr	Carpet
(OTH)OTH	13.7 X 6.4 ft irr	Granite
(OTH)BDR	13.3 X 11.10 ft irr	Carpet
(OTH)BTH	5.11 X 8 ft irr	Marble

MLS® No. 8624998 (Active)



\$538,000  
+ GST/QST

1070 Rue de Bleury, apt. PH5

Ville-Marie (Montréal)

H2Z 1N3

**Property Type** Loft/Studio  
**Style** One storey  
**Condominium Type** Divided  
**Gross Living Area** 1,155.00 sqft

**Energy/Heating** Electricity  
**Heating System** Electric baseboard units, Forced air  
**Fireplace-Stove**  
**Equipment/Services** Mobility impaired accessible, Elevator(s), Central air conditioning, Air exchange system, Electric garage door opener  
**Pool**  
**Parking**  
**Cadastre - Parking**  
**Proximity** CEGEP, Commuter train, Highway, Hospital, Metro, Park, Public transportation, University

Source: CENTURY 21 VISION, Real Estate Agency

**Total Assessment** Not issued  
**Taxes** Not issued  
**Condo. Fees ( \$266/month)** \$3,192  
**Repossession** No

Rooms	Bdrm	Bath/PR
5	1+0	1+0
(GF)LIV	16.5 X 24.6 ft	HARD WOOD OR CC
(GF)KIT	10.6 X 8 ft	
(GF)DR	10.6 X 14.6 ft	
(GF)BTH	11 X 9 ft	HEATED CERAMIC
(GF)MBR	10 X 18.2 ft	



**Alexander Kay, Real Estate Broker**

**ROYAL LEPAGE HERITAGE**

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http://www.alexkay.ca



**MLS® No. 8623503 (Active)**



**\$516,000  
+ GST/QST**

**1070 Rue de Bleury, apt. PH6  
Ville-Marie (Montréal)  
H2Z 1N3**

**Property Type** Loft/Studio  
**Style** One storey  
**Condominium Type** Divided  
**Gross Living Area** 1,005.00 sqft

<b>Total Assessment</b>	Not issued	
<b>Taxes</b>	Not issued	
<b>Condo. Fees ( \$231/month)</b>	\$2,772	
<b>Repossession</b>	No	
<b>Rooms 5</b>	<b>Bdrm 1+0</b>	<b>Bath/PR 1+0</b>
(GF)LIV	15 X 24.6 ft	HARD WOOD OR CC
(GF)KIT	11 X 8 ft	
(GF)DR	11 X 12.6 ft	
(GF)BTH	11 X 9 ft	HEATED CERAMIC
(GF)MBR	10 X 18.2 ft	

**Energy/Heating** Electricity  
**Heating System** Electric baseboard units, Forced air  
**Fireplace-Stove**  
**Equipment/Services** Mobility impaired accessible, Elevator(s), Central air conditioning, Air exchange system, Electric garage door opener  
**Pool**  
**Parking**  
**Cadastre - Parking**  
**Proximity** CEGEP, Commuter train, Highway, Hospital, Metro, Park, Public transportation, University

Source: CENTURY 21 VISION, Real Estate Agency

**MLS® No. 8623455 (Active)**



**\$513,000  
+ GST/QST**

**1070 Rue de Bleury, apt. PH7  
Ville-Marie (Montréal)  
H2Z 1N3**

**Property Type** Loft/Studio  
**Style** One storey  
**Condominium Type** Divided  
**Gross Living Area** 1,000.00 sqft

<b>Total Assessment</b>	Not issued	
<b>Taxes</b>	Not issued	
<b>Condo. Fees ( \$230/month)</b>	\$2,760	
<b>Repossession</b>	No	
<b>Rooms 5</b>	<b>Bdrm 1+0</b>	<b>Bath/PR 1+0</b>
(GF)LIV	15.4 X 24.6 ft	HARD WOOD OR CC
(GF)KIT	10 X 8 ft	
(GF)DR	11 X 12.6 ft	
(GF)BTH	11 X 9 ft	HEATED CERAMIC
(GF)MBR	10 X 18.2 ft	

**Energy/Heating** Electricity  
**Heating System** Electric baseboard units, Forced air  
**Fireplace-Stove**  
**Equipment/Services** Mobility impaired accessible, Elevator(s), Central air conditioning, Air exchange system, Electric garage door opener  
**Pool**  
**Parking**  
**Cadastre - Parking**  
**Proximity** CEGEP, Commuter train, Highway, Hospital, Metro, Park, Public transportation, University

Source: CENTURY 21 VISION, Real Estate Agency



**Alexander Kay, Real Estate Broker**

**ROYAL LEPAGE HERITAGE**

Real Estate Agency

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**MLS® No. 8663295 (Active)**



**\$536,000  
+ GST/QST**

**1070 Rue de Bleury, apt. PH8  
Ville-Marie (Montréal)  
H2Z 1N3**

**Property Type** Loft/Studio  
**Style** One storey  
**Condominium Type** Divided  
**Gross Living Area** 1,155.00 sqft

<b>Total Assessment</b>	Not issued	
<b>Taxes</b>	Not issued	
<b>Condo. Fees ( \$266/month)</b>	\$3,192	
<b>Repossession</b>	No	
<b>Rooms</b> 3	<b>Bdrm</b> 1+0	<b>Bath/PR</b> 1+0
(OTH)LIV	16.6 X 24.6 ft	Wood
(OTH)BTH	11 X 9 ft	Ceramic
(OTH)BDR	18.2 X 10 ft	Wood
(OTH)KIT	8 X 11 ft	Ceramic
(OTH)DR	10.6 X 14.2 ft	Ceramic
(OTH)STO	10.8 X 5 ft	Wood

<b>Energy/Heating</b>	Electricity
<b>Heating System</b>	Electric baseboard units
<b>Fireplace-Stove</b>	
<b>Equipment/Services</b>	Elevator(s)
<b>Pool</b>	
<b>Parking</b>	
<b>Cadastre - Parking</b>	
<b>Proximity</b>	Highway, Hospital, Metro, Park, Public transportation, University

Source: ROYAL LEPAGE DU QUARTIER H.Y., Real Estate Agency

**MLS® No. 8667315 (Active)**



**\$537,196  
+ GST/QST**

**109 Rue Charlotte, apt. 604  
Ville-Marie (Montréal)  
H2X 1M2**

**Property Type** Apartment  
**Style** One-and-a-half-storey  
**Condominium Type** Divided  
**Gross Living Area** 975.00 sqft

<b>Total Assessment</b>	Not issued	
<b>Taxes</b>	Not issued	
<b>Condo. Fees ( \$195/month)</b>	\$2,340	
<b>Repossession</b>	No	
<b>Rooms</b> 5	<b>Bdrm</b> 1+0	<b>Bath/PR</b> 2+0
(OTH)LIV	30 X 18 ft	Wood
(OTH)BTH	6.10 X 10 ft	Ceramic
(OTH)MBR	11 X 14.1 ft	Wood
(OTH)OTH	4.8 X 8.7 ft	Wood
(OTH)BTH	5.10 X 8.3 ft	Ceramic

Le Dell'Arte, a building located right in the heart of downtown, is just steps from the Quartier des spectacles entertainment district. A stylish building where the use of modern yet authentic materials lends a tasteful nod to the district's rich historical identity. Bold, avant-garde design meets tradition and heritage.

<b>Energy/Heating</b>	Electricity
<b>Heating System</b>	Electric baseboard units
<b>Fireplace-Stove</b>	
<b>Equipment/Services</b>	Elevator(s), Wall-mounted air conditioning, Fire detector (connected), Air exchange system, Sprinklers
<b>Pool</b>	
<b>Parking</b>	Garage (1)
<b>Cadastre - Parking</b>	Garage - 1 (4 866 046)
<b>Proximity</b>	Bicycle path, Highway, Hospital, Metro, Public transportation, University

Source: REALTA, Real Estate Agency



**Alexander Kay, Real Estate Broker**

**ROYAL LEPAGE HERITAGE**

Real Estate Agency

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http://www.alexkay.ca



**MLS® No. 8698456 (Active)**



**\$579,000**

**1625 Rue Clark, apt. 901  
Ville-Marie (Montréal)  
H2X 2R4**

**Property Type** Apartment  
**Style** One storey  
**Condominium Type** Divided  
**Net Living Area** 1,172.00 sqft

Splendide unité de coin au 9e étage du LOFTS DES ARTS. Immeuble Art déco industriel situé au coeur du Quartier des spectacles avec vue sur l'Adresse symphonique. Ce luxueux condo/loft bénéficie d'une insonorisation supérieure, de hauts plafonds, d'une très grande fenestration, sans parler de l'immense toit terrasse avec piscine et vue panoramique.

**Energy/Heating**

**Heating System** Electric baseboard units

**Fireplace-Stove**

**Equipment/Services** Mobility impaired accessible, Elevator(s), Central air conditioning, Sprinklers, humidificateur central

**Pool** Heated, Inground, sur la terrasse du toit

**Parking**

**Cadastre - Parking**

**Proximity** Bicycle path, CEGEP, Highway, Metro, Park, Public transportation, University

Source: ROYAL LEPAGE EXPRESS, Real Estate Agency

**Total Assessment** 463,900 \$

**Taxes** \$4,913

**Condo. Fees ( \$468/month)** \$5,616

**Repossession** No

**Rooms** 5 **Bdrm** 2+0 **Bath/PR** 2+0

(OTH)LIV	18 X 13.3 ft	Wood
(OTH)DR	18 X 7 ft	Wood
(OTH)KIT	11.6 X 9.5 ft	Ceramic
(OTH)MBR	12.1 X 10.11 ft	Wood
(OTH)BTH	12.4 X 6.7 ft irr	Ceramic
(OTH)BDR	11.10 X 12.9 ft	Wood
(OTH)BTH	11.5 X 9.6 ft	Ceramic

**MLS® No. 8692415 (Active)**



**\$549,000**

**454 Rue De La Gauchetière O., apt. 901  
Ville-Marie (Montréal)  
H2Z 1E3**

**Property Type** Loft/Studio  
**Style** One storey  
**Condominium Type** Divided  
**Gross Living Area** 1,192.00 sqft

NY STYLE LOFT IN PRESTIGIOUS UNITY BUILDING, HOME TO DAYLIGHT FACTORY CAFE, AND LARGE INTERIORCOURTYARD. 1192 SQ.FT AS PER CONTRACTOR. PERFECT FOR BUSINESS PROFESSIONALS OR A COUPLE

**Energy/Heating** Electricity

**Heating System** Convection baseboards

**Fireplace-Stove**

**Equipment/Services** Elevator(s), Central air conditioning, Fire detector (connected), Sprinklers

**Pool**

**Parking** Garage (299)

**Cadastre - Parking** Garage - 299 (2431229)

**Proximity** CEGEP, Commuter train, Highway, Hospital, Metro, Public transportation, University

Source: CENTURY 21 - ADDRESS SELECT, Real Estate Agency

**Total Assessment** 455,200 \$

**Taxes** \$5,469

**Condo. Fees ( \$255/month)** \$3,060

**Repossession** No

**Rooms** 4 **Bdrm** 1+0 **Bath/PR** 1+0

(OTH)LIV	18.6 X 9.4 ft	Concrete
(OTH)BTH	9.9 X 5.5 ft	Ceramic
(OTH)HAL	14.4 X 5.11 ft	Concrete
(OTH)KIT	18.1 X 10.1 ft	Wood
(OTH)BDR	18.3 X 13.9 ft	Concrete



Alexander Kay, Real Estate Broker

ROYAL LEPAGE HERITAGE

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MLS® No. 8691893 (Active)



\$599,000

350 Boul. De Maisonneuve O., apt. 414  
Ville-Marie (Montréal)  
H3A 0B4

Property Type Apartment  
Style One storey  
Condominium Type Divided  
Net Living Area 1,108.00 sqft

Terrific corner unit w/ abundant sunlight and a huge garden-facing balcony. The Louis-Bohème was built in 2010 & is ideally situated in the heart of downtown, next to the Quartier des Spectacles. The Place-des-Arts metro station is right next door. Enjoy 2 bedrooms, 1+1 baths, spacious open space, modern kitchen, hardwood floors, garage, 2 lockers.

Energy/Heating Electricity  
Heating System Convection baseboards  
Fireplace-Stove  
Equipment/Services Elevator(s), Central air conditioning, Fire detector (connected),  
Sprinklers, Intercom, Sauna  
Pool Indoor  
Parking Garage (1)  
Cadastre - Parking Garage - 1 (3.141)  
Proximity Bicycle path, Hospital, Metro, Public transportation, University,  
Quartier des Spectacles

Source: GROUPE IMMOBILIER LONDONO INC., Real Estate Agency

Total Assessment 406,400 \$  
Taxes \$4,473  
Condo. Fees ( \$493/month) \$5,916  
Repossession No  
Rooms 5 Bdrm 2+0 Bath/PR 1+1  
(4)KIT 13.8 X 7.6 ft  
(4)LIV 20.2 X 17.1 ft  
(4)MBR 12.6 X 9.10 ft  
(4)BDR 10.5 X 11.8 ft  
(4)LDR 5.6 X 6.8 ft

MLS® No. 8703696 (Active)

CPP 2012-03-23



\$460,000

350 Boul. De Maisonneuve O., apt. 802  
Ville-Marie (Montréal)  
H3A 0B4

Property Type Apartment  
Style One storey  
Condominium Type Divided  
Net Living Area 910.00 sqft

Louise Bohème in the heart of downtown Montreal, built in 2010, direct access to Place des Arts Metro, 5-10' walking distance to: Concordia U, McGill U, UQAM, Complex Desjardin, Place Ville Marie etc. 8th Floor with garden view. Enjoy the urban life. There's gym, indoor heated pool, sauna, library room, 24h doorman!

Energy/Heating Electricity  
Heating System Electric baseboard units  
Fireplace-Stove  
Equipment/Services Elevator(s), Central air conditioning, Electric garage door opener,  
Sauna  
Pool Heated, Indoor  
Parking  
Cadastre - Parking  
Proximity Highway, Hospital, Metro, Park, Public transportation, University

Source: ROYAL LEPAGE DU QUARTIER H.Y., Real Estate Agency

Total Assessment 291,400 \$  
Taxes \$3,263  
Condo. Fees ( \$350/month) \$4,200  
Repossession No  
Rooms 4 Bdrm 2+0 Bath/PR 1+0  
(OTH)LIV 15.9 X 12.7 ft Wood  
(OTH)DR 13.9 X 17 ft Wood  
(OTH)MBR 12.6 X 9.10 ft Wood  
(OTH)BDR 12.6 X 9.6 ft Wood  
(OTH)BTH 7.7 X 9.2 ft Ceramic



**Alexander Kay, Real Estate Broker**

**ROYAL LEPAGE HERITAGE**

Real Estate Agency

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http://www.alexkay.ca



**MLS® No. 8718186 (Active)**



**\$459,000**

**1000 Boul. De Maisonneuve O., apt. 503  
Ville-Marie (Montréal)  
H3A 3K1**

**Property Type** Apartment  
**Style** One storey  
**Condominium Type** Divided  
**Net Living Area** 1,295.00 sqft

Renovated & very spacious condo at Les Residences Mont-Royal. Redone in excellent taste - great kitchen, superb ensuite bathroom, large walk-in, powder room. Superbly located with fabulous extra feature of direct connection to the Cours Mt. Royal upscale shopping center and to Montreal's famous underground city. 24hr doorman, valet, pool.

**Energy/Heating** Electricity  
**Heating System** Electric baseboard units  
**Fireplace-Stove**  
**Equipment/Services** Elevator(s), Central air conditioning, Sprinklers, Alarm system  
**Pool** Heated, Indoor  
**Parking** Garage (1)  
**Cadastre - Parking**  
**Proximity** Bicycle path, Highway, Metro, Public transportation, University, Connected to shopping concourse

Source: SOTHEBY'S INTERNATIONAL REALTY QUEBEC, Real Estate Agency

<b>Total Assessment</b>	411,900 \$	
<b>Taxes</b>	\$4,955	
<b>Condo. Fees ( \$1,021/month)</b>	\$12,252	
<b>Repossession</b>	No	
<b>Rooms</b> 4	<b>Bdrm</b> 1+0	<b>Bath/PR</b> 1+1
(OTH)LIV	16 X 15.6 ft	Wood
(OTH)DR	9.9 X 9 ft	Wood
(OTH)KIT	12.6 X 8.7 ft	Ceramic
(OTH)DIN	5.1 X 8.7 ft	Ceramic
(OTH)MBR	15.2 X 12.7 ft	Wood
(OTH)BTH	13 X 6.6 ft	Ceramic
(OTH)PR	6.5 X 5.3 ft	Marble
(OTH)LDR	10.10 X 5.7 ft	Ceramic

**MLS® No. 8670327 (Active)**



**\$499,000**

**1315 Boul. De Maisonneuve O., apt. 801  
Ville-Marie (Montréal)  
H3G 2R9**

**Property Type** Apartment  
**Style** One storey  
**Condominium Type** Divided  
**Net Living Area** 907.00 sqft

MAGNIFICENT CONDO, 2 BDRMS, 2 BATHROOMS IN THE HEART OF DOWNTOWN. LARGE WINDOWS WITH VERY NICE VIEWS, KITCHEN OPEN ONTO LIVING/DINING ROOM. IDEAL FOR ENTERTAINING. MASTER BDRM WITH ENSUITE BATHROOM. STEPS FROM CRESCENT STREET, CONCORDIA UNIVERSITY, METRO GUY-CONCORDIA.

**Energy/Heating** Electricity  
**Heating System** Electric baseboard units  
**Fireplace-Stove** Gas fireplace  
**Equipment/Services** Elevator(s), Central air conditioning  
**Pool**  
**Parking**  
**Cadastre - Parking**  
**Proximity** Bicycle path, CEGEP, High school, Hospital, Metro, Public transportation, University, heart of downtown

Source: ROYAL LEPAGE HERITAGE, Real Estate Agency

<b>Total Assessment</b>	316,600 \$	
<b>Taxes</b>	\$3,908	
<b>Condo. Fees ( \$310/month)</b>	\$3,720	
<b>Repossession</b>	No	
<b>Rooms</b> 4	<b>Bdrm</b> 2+0	<b>Bath/PR</b> 2+0
(GF)HAL	6.3 X 6 ft	Marble
(GF)KIT	12 X 8.4 ft	Ceramic
(GF)LIV	18.3 X 14.6 ft	Wood
(GF)BDR	12.6 X 11.5 ft	Wood
(GF)MBR	10 X 9.4 ft	Wood
(GF)BTH	11.8 X 6 ft	Marble
(GF)BTH	7.2 X 6 ft	Marble



Alexander Kay, Real Estate Broker

ROYAL LEPAGE HERITAGE

Real Estate Agency

4, rue Westmount-Square #110

Westmount (QC) H3Z 2S6

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MLS® No. 8575073 (Active)



\$474,500

1520 Av. du Docteur-Penfield, apt. 93  
Ville-Marie (Montréal)  
H3G 1C6

Property Type Apartment  
Style Two or more storey  
Condominium Type Undivided  
Net Living Area 1,137.00 sqft

Brand new conversion: imagine living on Dr.Penfield in the heart of Golden Square Mile. The area is a lovely mix of old world mansions & modern sophistication have access to everything! We offer generous sq.footage, incredible views, A-Z renovated appts, heated indoor parking. Walk to hospitals, McGill & Concordia, Park Mt-Royal, museums...

Energy/Heating Electricity, a/c + heater  
Heating System convectair  
Fireplace-Stove  
Equipment/Services  
Pool  
Parking  
Cadastre - Parking  
Proximity Bicycle path, CEGEP, Elementary school, High school, Hospital, Park, Public transportation, University

Source: SOTHEBY'S INTERNATIONAL REALTY QUEBEC, Real Estate Agency

Total Assessment 2 \$  
Taxes \$2  
Condo. Fees ( \$530/month) \$6,360  
Repossession No  
Rooms 5 Bdrm 2+0 Bath/PR 2+0  
(4)KIT 8.4 X 10.4 ft Ceramic  
(4)LIV 15.11 X 21.7 ft Wood  
(4)DR 8.9 X 10.5 ft Wood  
(4)MBR 14 X 11 ft Wood  
(4)BDR 11 X 9 ft Wood

MLS® No. 8683234 (Active)



\$549,500

1520 Av. du Docteur-Penfield, apt. 94  
Ville-Marie (Montréal)  
H3G 1B8

Property Type Apartment  
Style One storey  
Condominium Type Undivided  
Gross Living Area 1,365.00 sqft

Elegant and bright 9th floor apartment a residence of high distinction in the heart of Montreal's downtown "Golden Square Mile" district. Steps to museums, fine dining and shopping. Spacious rooms, high ceilings, hardwood floors, 24h concierge. Location Location, municipal taxes, school taxes, hot water included. NEW UNITS and NO GST AND QST!!!

Energy/Heating Electricity  
Heating System  
Fireplace-Stove  
Equipment/Services  
Pool  
Parking  
Cadastre - Parking  
Proximity CEGEP, Hospital, Metro, Park, Public transportation, University

Source: IMMEUBLES J.J. JACOBS INC., Real Estate Agency

Total Assessment Not issued  
Taxes Not issued  
Condo. Fees ( \$636/month) \$7,632  
Repossession No  
Rooms 6 Bdrm 2+0 Bath/PR 2+0  
(OTH)FAM 17.2 X 8 ft Wood  
(OTH)DR 10.4 X 10.4 ft Wood  
(OTH)MBR 12.7 X 18 ft Wood  
(OTH)BDR 8.11 X 11.9 ft Wood  
(OTH)KIT 10 X 11.4 ft Tiles  
(OTH)BTH 8.10 X 4.10 ft Tiles  
(OTH)OFF 8 X 8 ft Wood



Alexander Kay, Real Estate Broker

ROYAL LEPAGE HERITAGE

Real Estate Agency

4, rue Westmount-Square #110  
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http://www.alexkay.ca



MLS® No. 8690354 (Active)



**\$599,000**

**1700 Av. du Docteur-Penfield, apt. 26**  
**Ville-Marie (Montréal)**  
**H3H 1B4**

**Property Type** Apartment  
**Style** One storey  
**Condominium Type** Undivided  
**Gross Living Area** 1,688.00 sqft

Located in the prestigious McGregor building, synonymous for its undeniable sophistication, this vast and spectacular apartment offers a high quality of life by way of comfort, beauty, and an exceptional location. Living in the heart of the action with proximity to the lively Montreal cultural scene, this is urban life at its best!

**Energy/Heating**

**Heating System** Hot water  
**Fireplace-Stove** Wood fireplace  
**Equipment/Services** Mobility impaired accessible

**Pool**  
**Parking** Driveway (1), License tag (1)

**Cadastre - Parking**  
**Proximity** Bicycle path, CEGEP, Cross-country skiing, Elementary school, High school, Hospital, Metro, Park, Public transportation, University

Source: VIA CAPITALE DU MONT-ROYAL, Real Estate Agency

<b>Total Assessment</b>	2 \$	
<b>Taxes</b>	\$2	
<b>Condo. Fees ( \$1,549/month)</b>	\$18,588	
<b>Repossession</b>	No	
<b>Rooms 6</b>	<b>Bdrm 3+0</b>	<b>Bath/PR 2+0</b>
(2)HAL	23.8 X 5.8 ft irr	Wood
(2)LIV	18.5 X 13.9 ft	Wood
(2)DR	15.5 X 13.10 ft	Wood
(2)KIT	15.8 X 7.9 ft irr	Tiles
(2)MBR	14.7 X 13.10 ft	Wood
(2)BDR	13.5 X 8.10 ft	Wood
(2)BDR	10.1 X 7.10 ft	Wood

MLS® No. 8548036 (Active)



**\$599,000**

**3445 Rue Drummond, apt. 906**  
**Ville-Marie (Montréal)**  
**H3G 1X9**

**Property Type** Apartment  
**Style** One storey  
**Condominium Type** Divided  
**Living Area**

IN THE HEART OF DOWNTOWN, WALKING DISTANCE TO MCGILL & CONCORDIA UNIVERSITY. SPACIOUS AND BRIGHT APARTMENT(1750SQFT) 3 BEDROOMS, 2 BATHROOMS, ONE LARGE BALCONY, BEAUTIFUL VIEWS,LARGE LIVING WITH SEPERATE DINING ROOM. THE CONDO FEES INCLUDE: DOORMAN, HOT WATER, HEATING, BUILDING INSURANCE,MAINTENANCE AND SERVICES, POOL SAUNA AND

**Energy/Heating**

**Heating System**  
**Fireplace-Stove**  
**Equipment/Services**

**Pool**  
**Parking** Garage (1)  
**Cadastre - Parking**  
**Proximity** Bicycle path, CEGEP, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation, University

Source: ROYAL LEPAGE HERITAGE, Real Estate Agency

<b>Total Assessment</b>	468,400 \$	
<b>Taxes</b>	\$5,169	
<b>Condo. Fees ( \$683/month)</b>	\$8,196	
<b>Repossession</b>	No	
<b>Rooms 9</b>	<b>Bdrm 3+0</b>	<b>Bath/PR 2+0</b>
(GF)HAL	13 X 5 ft	Wood
(GF)LIV	22.3 X 16.6 ft	Wood
(GF)DR	12.10 X 12 ft	Wood
(GF)KIT	13.5 X 9 ft	Wood
(GF)BDR	13 X 11 ft	Wood
(GF)MBR	12.10 X 15.6 ft	Wood
(GF)BTH	6.8 X 4.8 ft	Ceramic
(GF)BDR	13.4 X 12.3 ft	Wood



Alexander Kay, Real Estate Broker

ROYAL LEPAGE HERITAGE

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MLS® No. 8718844 (Active)



**\$475,000**

**3455 Rue Drummond, apt. 307**  
**Ville-Marie (Montréal)**  
**H3G 2R6**

**Property Type** Apartment  
**Style** One storey  
**Condominium Type** Divided  
**Net Living Area** 1,250.00 sqft

<b>Total Assessment</b>	419,900 \$	
<b>Taxes</b>	\$4,544	
<b>Condo. Fees ( \$516/month)</b>	\$6,192	
<b>Repossession</b>	No	
<b>Rooms</b> 5	<b>Bdrm</b> 2+0	<b>Bath/PR</b> 2+0
(3)LIV	20 X 12 ft	Carpet
(3)DIN	11 X 9 ft	Carpet
(3)MBR	16 X 12 ft	Carpet
(3)BDR	13 X 10 ft	Carpet
(3)KIT	10 X 9 ft	Ceramic

<b>Energy/Heating</b>	Electricity
<b>Heating System</b>	Electric baseboard units
<b>Fireplace-Stove</b>	
<b>Equipment/Services</b>	Mobility impaired accessible, Elevator(s), Central air conditioning, Fire detector (connected), Electric garage door opener, Sauna
<b>Pool</b>	Heated, Inground
<b>Parking</b>	Garage (56)
<b>Cadastre - Parking</b>	Garage - 56 (1514439)
<b>Proximity</b>	Bicycle path, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation, University

Source: GROUPE SUTTON EXPERT, Real Estate Agency

MLS® No. 8702534 (Active)

**CPP 2012-03-31**



**\$499,000**

**1625 Av. Lincoln, apt. 1106**  
**Ville-Marie (Montréal)**  
**H3H 2T5**

**Property Type** Apartment  
**Style** One storey  
**Condominium Type** Divided  
**Net Living Area** 1,000.00 sqft

<b>Total Assessment</b>	351,800 \$	
<b>Taxes</b>	\$4,100	
<b>Condo. Fees ( \$346/month)</b>	\$4,152	
<b>Repossession</b>	No	
<b>Rooms</b> 4	<b>Bdrm</b> 2+0	<b>Bath/PR</b> 2+0
(GF)MBR	11.8 X 14.9 ft	Wood
(GF)BDR	10.10 X 12.2 ft	Wood
(GF)DR	8.6 X 8.6 ft	Wood
(GF)LIV	11 X 18.9 ft	Wood

Location, Location, Location; Remarkable condo with city view in the Manhattan building. Large windows - unique condo with small solarium. sunny, bright and clean. It has an interior garage & a locker. Located less than one hundred meter from Concordia university, Metro and few blocks from Montreal General Hospital and Montreal Children Hospital.

<b>Energy/Heating</b>	Electricity
<b>Heating System</b>	Electric baseboard units
<b>Fireplace-Stove</b>	
<b>Equipment/Services</b>	Mobility impaired accessible, Elevator(s), Central air conditioning, Sprinklers, Intercom, Electric garage door opener, Sauna
<b>Pool</b>	Indoor
<b>Parking</b>	Garage (1)
<b>Cadastre - Parking</b>	Garage - 1 (11012535)
<b>Proximity</b>	Highway, Hospital, Metro, Public transportation, University

Source: GROUPE IMMOBILIER PREMIUM INC., Real Estate Agency



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ROYAL LEPAGE HERITAGE

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MLS® No. 8697330 (Active)



\$499,900

1625 Av. Lincoln, apt. 1502  
Ville-Marie (Montréal)  
H3H 2T5

Property Type Apartment  
Style One storey  
Condominium Type Divided  
Net Living Area 1,232.47 sqft

Luxueux condo, sublime immeuble de style new yorkais(MANHATTAN)15e étage dévoilant une vue panoramique sur le Mont-Royal et le centre ville.2 assenceurs.Garage intérieur.espace de rangement,climatiseur central,bain jacuzzi,terrain detennis gym intérieur,piscine et sauna,Sécurité/portier 24/24\*\*\*LE PLANCHER SERA CHANGER IL N'Y AURA PAS DE TAPIS.

Energy/Heating Electricity  
Heating System Electric baseboard units  
Fireplace-Stove  
Equipment/Services Mobility impaired accessible, Elevator(s), Central air conditioning, Fire detector (connected), Sprinklers, Intercom, Electric garage door opener, Sauna  
Pool Heated, Indoor, Inground  
Parking Garage (1)  
Cadastre - Parking Garage - 1 (1065857)  
Proximity

Source: CENTURY 21 KAFENA INC., Real Estate Agency

Total Assessment 467,167 \$  
Taxes \$4,571  
Condo. Fees ( \$465/month) \$5,580  
Repossession No  
Rooms 5 Bdrm 2+0 Bath/PR 2+0  
(OTH)LIV 1 X 1 m  
(OTH)DR 1 X 1 m  
(OTH)KIT 1 X 1 m  
(OTH)MBR 1 X 1 m  
(OTH)BDR 1 X 1 m  
(OTH)BTH 1 X 1 m  
(OTH)BTH 1 X 1 m

MLS® No. 8661433 (Active)



\$495,000

1625 Av. Lincoln, apt. 2105  
Ville-Marie (Montréal)  
H3H 2T5

Property Type Apartment  
Style Two or more storey  
Condominium Type Divided  
Net Living Area 83.80 sqm

Turn-Key Penthouse condo with many renos and a Million Dollar view. Huge private terrace. Sunny, Spacious well designed unit with 9 1/2 F. ceilings. Great location in the heart of downtown Montreal close to universities, metro Guy, restaurants, transportation, shopping, entertainment, etc. A/C, 24 Hr Doorman, pool, tennis,gym, storage, parking+++

Energy/Heating Electricity  
Heating System Electric baseboard units  
Fireplace-Stove  
Equipment/Services Elevator(s), Central air conditioning, Intercom, Alarm system  
Pool Indoor  
Parking  
Cadastre - Parking  
Proximity CEGEP, Hospital, Metro, Public transportation, University

Source: GROUPE SUTTON CENTRE OUEST INC, Real Estate Agency

Total Assessment 349,600 \$  
Taxes \$4,302  
Condo. Fees ( \$351/month) \$4,212  
Repossession No  
Rooms 4 Bdrm 1+0 Bath/PR 1+0  
(OTH)LIV 10.7 X 28 ft irr Wood  
(OTH)KIT 8.2 X 9 ft Ceramic  
(OTH)BTH 9.1 X 7.11 ft Marble  
(OTH)BDR 12.2 X 17.4 ft irr Wood  
(OTH)HAL 5 X 15 ft irr Wood  
(OTH)OTH 12 X 24 ft Wood



Alexander Kay, Real Estate Broker

ROYAL LEPAGE HERITAGE

Real Estate Agency

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MLS® No. 8695458 (Active)



**\$599,000**

**3550 Rue de la Montagne, apt. 105**  
**Ville-Marie (Montréal)**  
**H3G 2A6**

**Property Type** Apartment  
**Style** Two or more storey  
**Condominium Type** Divided  
**Net Living Area** 1,220.00 sqft

M A G N I F I Q U E et unique condo sur 3 étages style maison de ville, complètement rénové haut de gamme et de bon goût! Entrée de marbre vous menant au salon, avec foyer de bois, salle à manger et cuisine avec comptoir lunch, le tout à aire ouverte, ensuite vous monter à la cac avec sdb complète et boudoir, au 3e étage, vous y retrouverez la ccp

**Energy/Heating** Electricity  
**Heating System** Electric baseboard units  
**Fireplace-Stove** Wood fireplace  
**Equipment/Services** Elevator(s), Central air conditioning, Electric garage door opener, Alarm system  
**Pool**  
**Parking** Garage (1)  
**Cadastre - Parking**  
**Proximity** Hospital, Park, Public transportation, University

Source: RE/MAX DU CARTIER INC., Real Estate Agency

<b>Total Assessment</b>	429,800 \$	
<b>Taxes</b>	\$4,767	
<b>Condo. Fees ( \$397/month)</b>	\$4,764	
<b>Repossession</b>	No	
<b>Rooms</b> 6	<b>Bdrm</b> 2+0	<b>Bath/PR</b> 2+0
(GF)HAL	7.9 X 9.4 ft	Granite
(2)LIV	15.5 X 13 ft	Wood
(2)DR	12 X 9 ft	Wood
(2)KIT	8.6 X 8 ft	Granite
(3)BDR	12.4 X 8.3 ft	Wood
(3)BOU	11 X 7.6 ft	Wood
(3)BTH	7.6 X 7 ft	Granite
(4)MBR	15.6 X 11 ft	Wood

MLS® No. 8626344 (Active)



**\$550,000**

**1001 Place Mount-Royal, apt. 504**  
**Ville-Marie (Montréal)**  
**H3A 1P2**

**Property Type** Apartment  
**Style** One storey  
**Condominium Type** Divided  
**Living Area**

PRESTIGIOUS"LES COUR MONT ROYAL" BEAUTIFUL CONDO CITY VIEW. 1200SF ORIGINALLY 1 BEDROOM,OPEN CONCEPT LIVING ROOM/DINING CURRENT OWNER CREATED A 2ND RM CURRENTLY USED AS A SMALL OFFICE/BEDROOM.AMENITIES:WALK TO MCGILL UNIV.AMENITIES INCLUDE: VALET PARKINGS,24HRS DOORMAN SECURITY.INTERIOR PARKING. HEATED INTERIOR POOL,

**Energy/Heating** Electricity  
**Heating System** Forced air  
**Fireplace-Stove**  
**Equipment/Services** Central air conditioning, Escalator, Sprinklers, Electric garage door opener  
**Pool** Inground  
**Parking** Garage (1)  
**Cadastre - Parking**  
**Proximity** CEGEP, Commuter train, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation, University

Source: RE/MAX DU CARTIER H.D., Real Estate Agency

<b>Total Assessment</b>	467,400 \$	
<b>Taxes</b>	\$5,834	
<b>Condo. Fees ( \$970/month)</b>	\$11,640	
<b>Repossession</b>	No	
<b>Rooms</b> 5	<b>Bdrm</b> 2+0	<b>Bath/PR</b> 1+1
(GF)LIV	15 X 17.5 ft	Carpet
(GF)MBR	17 X 15.5 ft	Carpet
(GF)OFF	8 X 9 ft	Ceramic
(GF)KIT	7 X 17 ft	Ceramic
(GF)BTH	12.5 X 9.5 ft	Marble
(GF)PR	4 X 4 ft	Marble



**Alexander Kay, Real Estate Broker**

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**MLS® No. 8688914 (Active)**



**\$498,000**

**1396 Av. Overdale  
Ville-Marie (Montréal)  
H3G 1V3**

**Property Type** Apartment  
**Style** Two or more storey  
**Condominium Type** Divided  
**Net Living Area** 1,016.00 sqft

Magnificent renovated condo in the heart of downtown, walking distance to metro, Highway 20, Windsor Station (train), Bell Centre & Universities. Gorgeous hardwood floors, 9 feet high ceilings, A/C, fireplace & more. Lovely spacious & bright rooms. \*\*\* Move-In Condition \*\*\*

**Energy/Heating** Electricity  
**Heating System** Electric baseboard units  
**Fireplace-Stove** Wood fireplace  
**Equipment/Services** Wall-mounted air conditioning  
**Pool**  
**Parking** Driveway (1)  
**Cadastre - Parking** Driveway - 1 (1396)  
**Proximity** Commuter train, High school, Highway, Hospital, Metro, Park, Public transportation, University

Source: ROYAL LEPAGE VILLAGE, Real Estate Agency

<b>Total Assessment</b>	298,600 \$	
<b>Taxes</b>	\$3,316	
<b>Condo. Fees ( \$90/month)</b>	\$1,080	
<b>Repossession</b>	No	
<b>Rooms</b> 6	<b>Bdrm</b> 2+0	<b>Bath/PR</b> 1+1
(2)LIV	15.3 X 11 ft	Wood
(2)OTH	13.3 X 7 ft	Wood
(2)DR	15 X 8.6 ft	Wood
(2)KIT	9.10 X 6.4 ft	Ceramic
(3)MBR	15.10 X 9.10 ft	Wood
(3)BDR	16 X 10 ft	Wood

**MLS® No. 8689400 (Active)**



**\$549,900**

**1400 Av. Overdale, apt. 6  
Ville-Marie (Montréal)  
H9G 1V3**

**Property Type** Apartment  
**Style** One storey  
**Condominium Type** Divided  
**Net Living Area** 107.20 sqm

Luxurious concrete building ,6 units in the heart of downtown .Hardwood floors gaz fireplace 9 foot ceilings 2 private terraces garage large storage locker .Heat pump forced air conditioning . Near Bell Center la Montagne and Crescent metro and university .

**Energy/Heating** Dual energy, Electricity, Natural gas  
**Heating System** Forced air  
**Fireplace-Stove** Gas fireplace  
**Equipment/Services** Central air conditioning, Intercom, Alarm system  
**Pool**  
**Parking** Garage (1)  
**Cadastre - Parking** Garage - 1 (2296258)  
**Proximity** Commuter train, Highway, Hospital, Metro, Park, Public transportation, University

Source: ROYAL LEPAGE VILLAGE, Real Estate Agency

<b>Total Assessment</b>	472,000 \$	
<b>Taxes</b>	\$5,854	
<b>Condo. Fees ( \$200/month)</b>	\$2,400	
<b>Repossession</b>	No	
<b>Rooms</b> 6	<b>Bdrm</b> 2+0	<b>Bath/PR</b> 2+0
(3)LIV	23.6 X 17 ft	Wood
(3)DR	11 X 11 ft	Wood
(3)KIT	14.4 X 8.1 ft	Ceramic
(3)MBR	18.3 X 13.3 ft	Wood
(3)BDR	13 X 9.2 ft	Wood
(3)BTH	13.9 X 8.11 ft	Wood



Alexander Kay, Real Estate Broker

ROYAL LEPAGE HERITAGE

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MLS® No. 8655840 (Active)



\$559,000

441 Av. du Président-Kennedy, apt. 1703  
Ville-Marie (Montréal)  
H3A 0A4

Property Type Apartment  
Style One storey  
Condominium Type Divided  
Net Living Area 800.00 sqft

EXPERIENCE DOWNTOWN LIVING AT ITS BEST! Gorgeous views from a 17th floor corner unit filled with daylight- 10 feet ceilings- Hard wood floors- Italian Granite counter tops- Gas fireplace- 150 sq ft terrace which lets you feel the essence of the city- Indoor garage- security guard- Central AC- Walking distance to Metro, Schools, Resto's, shops...

Energy/Heating Electricity  
Heating System  
Fireplace-Stove Gas fireplace  
Equipment/Services Elevator(s), Central air conditioning, Fire detector (connected), Air exchange system, Intercom, Alarm system  
Pool  
Parking Garage (1)  
Cadastre - Parking Garage - 1 (3908325)  
Proximity

Source: RE/MAX 3000 INC., Real Estate Agency

<b>Total Assessment</b>	439,500 \$	
<b>Taxes</b>	\$4,370	
<b>Condo. Fees ( \$563/month)</b>	\$6,756	
<b>Repossession</b>	No	
<b>Rooms</b> 7	<b>Bdrm</b> 1+1	<b>Bath/PR</b> 1+1
(OTH)LIV	19.5 X 12.2 ft irr	Wood
(OTH)DR	12.2 X 9.2 ft irr	Wood
(OTH)BDR	12.5 X 11 ft	Wood
(OTH)KIT	8.5 X 12 ft irr	Wood
(OTH)BTH	5 X 12.5 ft	Ceramic
(OTH)PR	5.5 X 5.4 ft	Ceramic
(OTH)OTH	15 X 10 ft	Concrete

MLS® No. 8669851 (Active)



\$599,000

441 Av. du Président-Kennedy, apt. 1901  
Ville-Marie (Montréal)  
H3A 0A4

Property Type Apartment  
Style One storey  
Condominium Type Divided  
Living Area

\*\*\*\*\*LE CONCORDE\*\*\*\*\* IMMEUBLE BETON CONSTRUIT EN 2007, AU COEUR DU QUARTIER DES SPECTACLES, DE LA VIE URBAINE ET DE TOUS LES SERVICES. UNITÉ AU DERNIER ÉTAGE, SUPER FENÊTRÉE OFFRANT DES VUES N-E EPOUSTOUFLANTES SUR LE FLEUVE, LE STADE OLYMPIQUE, LA RIVE SUD...ET FEUX D'ARTIFICE ...ADDENDUM

Energy/Heating  
Heating System  
Fireplace-Stove  
Equipment/Services Elevator(s), Central air conditioning, Sprinklers, Intercom, Electric garage door opener, Alarm system  
Pool  
Parking Garage (1)  
Cadastre - Parking  
Proximity CEGEP, High school, Highway, Hospital, Metro, Public transportation, University, Other

Source: GROUPE SUTTON IMMOBILIA INC., Real Estate Agency

<b>Total Assessment</b>	435,300 \$	
<b>Taxes</b>	\$5,172	
<b>Condo. Fees ( \$638/month)</b>	\$7,656	
<b>Repossession</b>	No	
<b>Rooms</b> 5	<b>Bdrm</b> 2+0	<b>Bath/PR</b> 2+0
(OTH)LIV	14.7 X 12.10 ft	Wood
(OTH)DR	10.9 X 9.3 ft	Wood
(OTH)KIT	8 X 9 ft	Wood
(OTH)MBR	12.4 X 11 ft	Wood
(OTH)BDR	10.11 X 9.9 ft	Wood



**Alexander Kay, Real Estate Broker**

**ROYAL LEPAGE HERITAGE**

Real Estate Agency

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**MLS® No. 8634798 (Active)**



**\$599,000**

**3450 Rue Redpath, apt. 204  
Ville-Marie (Montréal)  
H3G 2G3**

**Property Type** Apartment  
**Style** One storey  
**Condominium Type** Divided  
**Net Living Area** 1,819.00 sqft

Gorgeous renovated 2 bedroom Condo. Definitely has the WOW FACTOR. Open concept. Marble floor in LVR, DNR, FMR. Beautiful renovated Kit. with ample cabinetry, marble counter-top, open concept. Wood flooring in spacious bright Bedrooms. Washer & dryer in condo. 2 Beautiful Bathrooms + 1 Powder room. Spacious Balcony. EMPHYTHEUTIC lease until 2042.

**Energy/Heating** Electricity  
**Heating System** Electric baseboard units  
**Fireplace-Stove**  
**Equipment/Services** Elevator(s), Central air conditioning, Electric garage door opener  
**Pool**  
**Parking** Garage (1)  
**Cadastre - Parking** Garage - 1 (1 065 603)  
**Proximity** CEGEP, Commuter train, Cross-country skiing, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation, University

Source: PROFUSION IMMOBILIER INC., Real Estate Agency

**Total Assessment** 362,900 \$  
**Taxes** \$5,500  
**Condo. Fees ( \$818/month)** \$9,816  
**Repossession** No  
**Rooms** 5      **Bdrm** 2+0      **Bath/PR** 2+1  
(GF)LIV 24.10 X 12.8 ft      Marble  
(GF)FAM 21.10 X 11.8 ft      Marble  
(GF)KIT 17 X 8 ft      Ceramic  
(GF)MBR 24 X 13 ft      Wood  
(GF)BDR 18 X 10 ft      Wood

**MLS® No. 8617879 (Active)**



**\$548,000**

**3460 Rue Redpath, apt. 103  
Ville-Marie (Montréal)  
H3G 2G3**

**Property Type** Apartment  
**Style** One storey  
**Condominium Type** Divided  
**Net Living Area** 1,417.00 sqft

RARETÉ AU CENTRE-VILLE DE MONTRÉAL. IDÉALEMENT SITUÉE DANS LE SECTEUR PAISIBLE DU GOLDEN SQUARE MILE, AU NORD DE LA RUE SHERBROOKE, CETTE PROPRIÉTÉ ENTièrement RÉNOVÉE DE 3 CHAMBRES À COUCHER SAURA VOUS CHARMER. AUCUN VOISIN À L'ARRIÈRE. USAGE EXCLUSIF DU GRAND JARDIN PRIVÉ.

**Energy/Heating** Electricity  
**Heating System**  
**Fireplace-Stove**  
**Equipment/Services** Elevator(s), Intercom, Electric garage door opener, Alarm system  
**Pool**  
**Parking** Garage (1)  
**Cadastre - Parking**  
**Proximity** High school, Highway, Hospital, Metro, Park, Public transportation, University

Source: ROYAL LEPAGE ALTITUDE, Real Estate Agency

**Total Assessment** 430,000 \$  
**Taxes** \$5,311  
**Condo. Fees ( \$690/month)** \$8,280  
**Repossession** No  
**Rooms** 6      **Bdrm** 3+0      **Bath/PR** 2+0  
(GF)LIV 17 X 17 ft      Wood  
(GF)DR 17 X 8 ft      Wood  
(GF)KIT 10 X 9.7 ft      Ceramic  
(GF)MBR 14 X 13.9 ft      Wood  
(GF)BDR 14 X 11.2 ft      Wood  
(GF)BDR 14 X 10.8 ft      Wood  
(GF)HAL 10.7 X 4.10 ft      Ceramic



Alexander Kay, Real Estate Broker

ROYAL LEPAGE HERITAGE

Real Estate Agency

4, rue Westmount-Square #110  
Westmount (QC) H3Z 2S6

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alexkay@royallepage.ca  
http://www.alexkay.ca



MLS® No. 8633555 (Active)



**\$529,000**

**65 Boul. René-Lévesque E., apt. 107  
Ville-Marie (Montréal)  
H2X 1N2**

**Property Type** Apartment  
**Style** One storey  
**Condominium Type** Divided  
**Net Living Area** 1,576.00 sqft

LOCATION, LOCATION, LOCATION! CORNER UNIT WITH 3 BEDROOMS, 2 BATHROOM, 10 WINDOWS, A HUGE LIVING ROOM SPACE AND AN INDOOR PARKING, COULD BE USED FOR OFFICE AND RESIDENTIAL USE.

**Energy/Heating** Electricity  
**Heating System** Forced air  
**Fireplace-Stove**  
**Equipment/Services** Elevator(s), Central air conditioning, Fire detector (connected)  
**Pool**  
**Parking** Garage (1)  
**Cadastre - Parking**  
**Proximity** Highway, Hospital, Metro

Source: LES IMMEUBLES DIAMANT DIAMANT INC., Real Estate Agency

<b>Total Assessment</b>	413,600 \$	
<b>Taxes</b>	\$4,714	
<b>Condo. Fees ( \$635/month)</b>	\$7,620	
<b>Repossession</b>	No	
<b>Rooms</b> 5	<b>Bdrm</b> 3+0	<b>Bath/PR</b> 2+0
(GF)LIV	21.1 X 17.11 ft	Wood
(GF)MBR	16.9 X 11.4 ft	Wood
(GF)BDR	12.4 X 11.11 ft	Wood
(GF)BDR	11.8 X 9.9 ft	Wood
(GF)KIT	11.8 X 8.7 ft	Ceramic
(GF)HAL	13.5 X 4.7 ft	Wood
(GF)BTH	6.3 X 7.6 ft	Ceramic
(GF)BTH	10.5 X 4.11 ft	Ceramic

MLS® No. 8659715 (Active)



**\$459,000**

**1321 Rue Sherbrooke O., apt. D70  
Ville-Marie (Montréal)  
H3G 1J4**

**Property Type** Apartment  
**Style** One storey  
**Condominium Type** Undivided  
**Gross Living Area** 1,249.00 sqft

\* All costs associated with the transfer of shares shall be borne by the purchaser\* \* The acting notary is M. Kevin Leonard\* \*Sorry, No Dogs Allowed\* \*The Purchaser must be approved by the Board of Directors of "Le Chateau"\* \* Included are one (1) outdoor parking (Valet) and one (1) locker space\* \*Municipal Assessment if for the entire building\*

**Energy/Heating**  
**Heating System** Hot water  
**Fireplace-Stove** Wood fireplace  
**Equipment/Services**  
**Pool**  
**Parking**  
**Cadastre - Parking**  
**Proximity** Bicycle path, CEGEP, Hospital, Metro, Public transportation, University

Source: IMMEUBLES J.J. JACOBS INC., Real Estate Agency

<b>Total Assessment</b>	74,701,000 \$	
<b>Taxes</b>	\$2	
<b>Condo. Fees ( \$1,422/month)</b>	\$17,064	
<b>Repossession</b>	No	
<b>Rooms</b> 4	<b>Bdrm</b> 1+0	<b>Bath/PR</b> 1+1
(OTH)BDR	13.11 X 10.3 ft	Carpet
(OTH)DIN	17 X 15 ft	Wood
(OTH)HAL	9.7 X 9.2 ft	Wood
(OTH)LIV	20 X 17.6 ft	Wood



**Alexander Kay, Real Estate Broker**

**ROYAL LEPAGE HERITAGE**

Real Estate Agency

4, rue Westmount-Square #110

Westmount (QC) H3Z 2S6

514-979-1976 / 514-934-1818

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http://www.alexkay.ca



**MLS® No. 8647116 (Active)**



**\$569,000**

**1455 Rue Sherbrooke O., apt. 2404  
Ville-Marie (Montréal)  
H3G 1L2**

**Property Type** Apartment  
**Style** One storey  
**Condominium Type** Undivided  
**Net Living Area** 1,104.00 sqft

Large sunny condo with spectacular river and city views. The prestigious Port Royal is in the heart of Montreal, just steps from the best this city has to offer, shopping, museums, universities, restaurants and entertainment.

**Energy/Heating**

**Heating System**

**Fireplace-Stove**

**Equipment/Services**

**Pool**

**Parking** Garage (151)

**Cadastre - Parking**

**Proximity** Bicycle path, CEGEP, Highway, Hospital, Metro, Park, Public transportation, University

Source: GROUPE SUTTON CENTRE OUEST INC, Real Estate Agency

**Total Assessment** 2 \$

**Taxes** \$2

**Condo. Fees ( \$1,397/month)** \$16,764

**Repossession** No

**Rooms** 4 **Bdrm** 1+0 **Bath/PR** 1+1

(OTH)HAL	8.10 X 6.6 ft	Parquetry
(OTH)DR	26.11 X 16.4 ft	Parquetry
(OTH)LIV	26.11 X 16.4 ft	Parquetry
(OTH)MBR	15.2 X 12.11 ft	Parquetry
(OTH)KIT	7.10 X 12.11 ft	Tiles

**MLS® No. 8518896 (Active)**



**\$499,000**

**1455 Rue Sherbrooke O., apt. 704  
Ville-Marie (Montréal)  
H3G 1L2**

**Property Type** Apartment  
**Style** One storey  
**Condominium Type** Divided  
**Gross Living Area** 1,075.00 sqft

Spacious open one bedroom at the Port-Royal. This immaculate unit measures approximately 1,100 sq ft and has been impeccably renovated. This apartment features an updated kitchen, gleaming wood floors, new bathroom, large windows and lots of storage space. A perfect pad in the heart of downtown Montreal in a sought-after full service building!

**Energy/Heating**

**Heating System**

**Fireplace-Stove**

**Equipment/Services**

**Pool**

**Parking** Garage (1)

**Cadastre - Parking**

**Proximity**

Source: SOTHEYB'S INTERNATIONAL REALTY QUEBEC, Real Estate Agency

**Total Assessment** 1 \$

**Taxes** \$2

**Condo. Fees ( \$1/month)** \$1

**Repossession** No

**Rooms** 5 **Bdrm** 1+0 **Bath/PR** 1+0

(OTH)HAL	10.5 X 7.4 ft irr	Parquetry
(OTH)DR	18.8 X 10.6 ft irr	Parquetry
(OTH)LIV	24.4 X 15.8 ft irr	Parquetry
(OTH)KIT	8 X 8 ft irr	Stone
(OTH)BDR	19.2 X 12.10 ft irr	Parquetry



**Alexander Kay, Real Estate Broker**

**ROYAL LEPAGE HERITAGE**

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**MLS® No. 8678816 (Active)**



**\$499,000**

**2060 Rue Sherbrooke O., apt. 401  
Ville-Marie (Montréal)  
H3H 1G2**

**Property Type** Apartment  
**Style** One storey  
**Condominium Type** Divided  
**Net Living Area** 1,164.00 sqft

Beautiful & elegant apartment facing Grand Seminaire de Montreal. Large sunny windows, fireplace, high ceiling, spacious living/dining area. Nice den with french doors .Storage in basement, outdoor parking and the right to build a terrace on the roof .

**Energy/Heating** Electricity  
**Heating System** Electric baseboard units  
**Fireplace-Stove** Wood fireplace  
**Equipment/Services** Elevator(s), Central air conditioning, Fire detector (connected), Intercom  
**Pool**  
**Parking** License tag (1)  
**Cadastre - Parking**  
**Proximity** Bicycle path, CEGEP, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation, University

Source: RE/MAX WESTMOUNT INC, Real Estate Agency

<b>Total Assessment</b>	263,300 \$	
<b>Taxes</b>	\$3,088	
<b>Condo. Fees ( \$299/month)</b>	\$3,588	
<b>Repossession</b>	No	
<b>Rooms</b> 5	<b>Bdrm</b> 2+0	<b>Bath/PR</b> 1+1
(4)DR	15.9 X 8.10 ft	Carpet
(4)LIV	17.10 X 13 ft	Carpet
(4)BDR	11.10 X 8.5 ft	Carpet
(4)MBR	13.11 X 11.8 ft	Carpet
(4)BOU	12 X 9.10 ft	Carpet
(4)KIT	11 X 8.9 ft	Wood

**MLS® No. 8594840 (Active)**



**\$545,000**

**3460 Rue Simpson, apt. 106  
Ville-Marie (Montréal)  
H3G 2J4**

**Property Type** Apartment  
**Style** One storey  
**Condominium Type** Undivided  
**Net Living Area** 1,500.00 sqft

Beautiful 3 bedroom apartment with 2 bathrooms, open concept dining & living room. Hard wood floors, 9 foot ceilings, & lots of sunlight. This unit has the largest balcony in the whole building with ample space for a BBQ. Located in the heart of the Golden Square Mile; near Concordia, McGill University, metros, buses, museums, hospitals, & the mountain.

**Energy/Heating**  
**Heating System** Hot water  
**Fireplace-Stove**  
**Equipment/Services**  
**Pool**  
**Parking** Garage (16)  
**Cadastre - Parking**  
**Proximity** Bicycle path, Cross-country skiing, Elementary school, Hospital, Metro, Park, Public transportation, University

Source: GROUPE SUTTON-CLODEM INC., Real Estate Agency

<b>Total Assessment</b>	15,430,000 \$	
<b>Taxes</b>	\$2	
<b>Condo. Fees ( \$1/month)</b>	\$12	
<b>Repossession</b>	No	
<b>Rooms</b> 7	<b>Bdrm</b> 3+0	<b>Bath/PR</b> 2+0
(2)LIV	26 X 25 ft	Wood
(2)KIT	8.5 X 10.11 ft	Ceramic
(2)MBR	15.11 X 14.9 ft	Carpet
(2)BDR	11.5 X 15.11 ft	Carpet
(2)BDR	12.6 X 10.3 ft	Carpet
(2)BTH	10.1 X 11.3 ft irr	Ceramic
(2)BTH	7 X 7.1 ft irr	Ceramic



**Alexander Kay**, Real Estate Broker

**ROYAL LEPAGE HERITAGE**

Real Estate Agency

4, rue Westmount-Square #110

Westmount (QC) H3Z 2S6

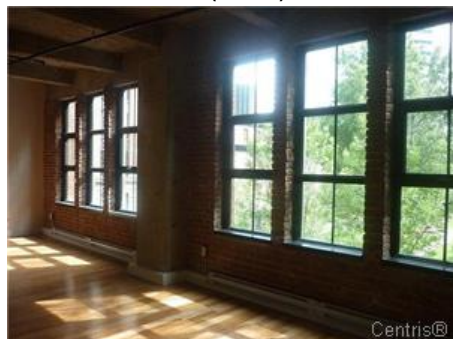
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**MLS® No. 8683475 (Active)**



**\$495,000**

**1061 Rue St-Alexandre, apt. 302**

**Ville-Marie (Montréal)**

**H2Z 1P5**

<b>Property Type</b>	Apartment
<b>Style</b>	One storey
<b>Condominium Type</b>	Divided
<b>Net Living Area</b>	93.70 sqm

Simply SUBLIME! Great opportunity, located downtown, this NEW Loft offers 1128p.c of SUNLIGHT, wood floors throughout, ceilings 11', concrete columns, view overlooking the church park, sumptuous kitchen, awesome bathroom, minutes away from restaurants, cafes, bike trail, metro Sq.Victoria. Old Mtl. Includes common terrace, gym and billiards room.

<b>Energy/Heating</b>	Electricity
<b>Heating System</b>	Electric baseboard units
<b>Fireplace-Stove</b>	
<b>Equipment/Services</b>	Elevator(s), Central air conditioning, Fire detector (connected), Air exchange system, Sprinklers, Intercom
<b>Pool</b>	
<b>Parking</b>	License tag (1)
<b>Cadastre - Parking</b>	
<b>Proximity</b>	Bicycle path, Commuter train, Highway, Hospital, Metro, Park, Public transportation, University

Source: GROUPE IMMOBILIER LONDONO INC., Real Estate Agency

<b>Total Assessment</b>	Not issued	
<b>Taxes</b>	Not issued	
<b>Condo. Fees ( \$290/month)</b>	\$3,480	
<b>Repossession</b>	No	
<b>Rooms 3</b>	<b>Bdrm 1+0</b>	<b>Bath/PR 1+0</b>
(3)BDR	17 X 12.8 ft irr	Wood
(3)OFF	13.6 X 9.8 ft irr	Wood
(3)LIV	20.4 X 19.6 ft	Wood
(3)KIT	20.4 X 19.6 ft	Wood
(3)BTH	12.8 X 9.4 ft	Ceramic



**Alexander Kay, Real Estate Broker**

**ROYAL LEPAGE HERITAGE**

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**MLS® No. 8686661 (Active)**



**\$519,235  
+ GST/QST**

**1200 Rue St-Alexandre, apt. 705  
Ville-Marie (Montréal)  
H3B 3H5**

**Property Type** Apartment  
**Style** Two or more storey  
**Condominium Type** Divided  
**Gross Living Area** 1,191.00 sqft

The city at its best at Lofts St-Alexandre. A modern and sophisticated 200 unit loft-style condominium complex situated in the heart of Montreal's 'Quartier des Spectacles'. The total price, including taxes, is \$596,990.00. Possibility of buying a garage. Please, read the addenda for further information.

**Energy/Heating** Electricity  
**Heating System** Electric baseboard units  
**Fireplace-Stove**  
**Equipment/Services** Elevator(s), Central air conditioning, Fire detector (connected), Air exchange system, Sprinklers, Intercom, Electric garage door opener  
**Pool** Inground, Gym, Sauna  
**Parking** Garage (1)  
**Cadastre - Parking**  
**Proximity** Bicycle path, CEGEP, Commuter train, Highway, Hospital, Metro, Park, Public transportation, University

Source: GROUPE SUTTON CENTRE OUEST INC, Real Estate Agency

<b>Total Assessment</b>	2 \$	
<b>Taxes</b>	\$7,260	
<b>Condo. Fees ( \$286/month)</b>	\$3,432	
<b>Repossession</b>	No	
<b>Rooms 4</b>	<b>Bdrm 2+0</b>	<b>Bath/PR 2+1</b>
(OTH)BDR	10.3 X 16.2 ft	Wood
(OTH)LIV	12.6 X 20.3 ft	Wood
(OTH)KIT	7.6 X 16.6 ft	Wood
(OTH)BTH	6 X 13.9 ft	Ceramic
(OTH)PR	4.6 X 5.10 ft	Ceramic
(OTH)MEZ	10.6 X 13 ft irr	Wood
(OTH)BTH	7.7 X 5.6 ft	Wood

**MLS® No. 8407286 (Active)**



**\$490,533  
+ GST/QST**

**1200 Rue St-Alexandre, apt. 709  
Ville-Marie (Montréal)  
H3B 3H5**

**Property Type** Apartment  
**Style** Two or more storey  
**Condominium Type** Divided  
**Gross Living Area** 1,358.00 sqft

The city at its best at Lofts St-Alexandre. A modern and sophisticated 200 unit loft-style condominium complex situated in the heart of Montreal's 'Quartier des Spectacles'. It's possible to purchase a garage. Please, read the addenda for further information.

**Energy/Heating** Electricity  
**Heating System** Electric baseboard units  
**Fireplace-Stove**  
**Equipment/Services** Elevator(s), Central air conditioning, Fire detector (connected), Sprinklers, Intercom, Sauna  
**Pool** Inground  
**Parking** Garage (1)  
**Cadastre - Parking**  
**Proximity** Bicycle path, CEGEP, Highway, Hospital, Metro, Public transportation, University

Source: GROUPE SUTTON CENTRE OUEST INC, Real Estate Agency

<b>Total Assessment</b>	232,600 \$	
<b>Taxes</b>	\$6,420	
<b>Condo. Fees ( \$357/month)</b>	\$4,284	
<b>Repossession</b>	No	
<b>Rooms 4</b>	<b>Bdrm 2+0</b>	<b>Bath/PR 2+1</b>
(OTH)MBR	14.7 X 14.4 ft	Wood
(OTH)KIT	13.10 X 8.4 ft	Wood
(OTH)DIN	7 X 6.11 ft	Wood
(OTH)DR	9.4 X 12.3 ft	Wood
(OTH)LIV	12.5 X 12.3 ft	Wood
(OTH)BTH	9 X 8.5 ft	Ceramic
(OTH)PR	5.3 X 8.7 ft	Ceramic
(OTH)MEZ	1 X 1 m	Wood



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MLS® No. 8676393 (Active)



**\$461,405**  
**+ GST/QST**

**2061 Rue Stanley, apt. 1508**  
**Ville-Marie (Montréal)**  
**H3A 1R7**

**Property Type** Apartment  
**Style** One storey  
**Condominium Type** Divided  
**Gross Living Area** 895.00 sqft

\$ 530,500 with taxes. Magnificent 2 bdrs, 2 bathrooms condo with a terrace of 43 sq ft located within Le Triomphe, a unique urban project to be built on Stanley St.near Sherbrooke.Le Triomphe offers 102 units on 20 storeys with innovative design on an exceptional location.Other units available.Sales office located at 1143 de Maisonneuve West.

**Energy/Heating** Electricity  
**Heating System** Electric baseboard units  
**Fireplace-Stove**  
**Equipment/Services** Central air conditioning  
**Pool**  
**Parking**  
**Cadastre - Parking**  
**Proximity** CEGEP, Cross-country skiing, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation, University

Source: PROFUSION IMMOBILIER INC., Real Estate Agency

**Total Assessment** Not issued  
**Taxes** Not issued  
**Condo. Fees ( \$358/month)** \$4,296  
**Repossession** No  
**Rooms** 5      **Bdrm** 2+0      **Bath/PR** 2+0  
(OTH)LIV 11.7 X 9 ft Wood  
(OTH)DR 11.7 X 9 ft Wood  
(OTH)MBR 11.5 X 9.10 ft Wood  
(OTH)KIT 11.5 X 12.1 ft Wood  
(OTH)BDR 9.3 X 9.11 ft Wood

MLS® No. 8676453 (Active)



**\$465,319**  
**+ GST/QST**

**2061 Rue Stanley, apt. 504**  
**Ville-Marie (Montréal)**  
**H3A 1R7**

**Property Type** Apartment  
**Style** One storey  
**Condominium Type** Divided  
**Gross Living Area** 852.00 sqft

\$ 535,000 with taxes.Magnificent 1 bdr,1 bathroom condo with a terrace of 115 sq ft located within Le Triomphe, a unique urban project to be built on Stanley St.near Sherbrooke.Le Triomphe offers 102 units on 20 storeys with innovative design on an exceptional location.Other units available.Sales office located at 1143 de Maisonneuve West.

**Energy/Heating** Electricity  
**Heating System** Electric baseboard units  
**Fireplace-Stove**  
**Equipment/Services** Central air conditioning  
**Pool**  
**Parking**  
**Cadastre - Parking**  
**Proximity** CEGEP, Cross-country skiing, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation, University

Source: PROFUSION IMMOBILIER INC., Real Estate Agency

**Total Assessment** Not issued  
**Taxes** Not issued  
**Condo. Fees ( \$341/month)** \$4,092  
**Repossession** No  
**Rooms** 4      **Bdrm** 1+0      **Bath/PR** 1+0  
(OTH)LIV 18.5 X 11.3 ft Wood  
(OTH)DR 18.5 X 11.3 ft Wood  
(OTH)MBR 14.10 X 9.5 ft Wood  
(OTH)KIT 17.10 X 5.2 ft Wood



Alexander Kay, Real Estate Broker

ROYAL LEPAGE HERITAGE

Real Estate Agency

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**MLS® No. 8588767 (Active)**



**\$450,000  
+ GST/QST**

**3414 Rue Stanley, apt. 102  
Ville-Marie (Montréal)  
H3A 1R8**

**Property Type** Apartment  
**Style** One storey  
**Condominium Type** Divided  
**Net Living Area** 1,103.00 sqft

Beautiful condo located in Golden Square Mile area downtown. Magnificent Victorian home converted into condos. Tastefully renovated entirely, including electrical appliances. Ideal for professional. Fellini kitchen, quartz counter tops, granite bathroom, mahogany hardwood floors. Walking distance to all services. Must see! Servitude of passage.

**Energy/Heating** Electricity  
**Heating System** Electric baseboard units  
**Fireplace-Stove**  
**Equipment/Services** Wall-mounted air conditioning, Fire detector (not connected),  
Sprinklers, Alarm system  
**Pool**  
**Parking**  
**Cadastre - Parking**  
**Proximity** CEGEP, Commuter train, Elementary school, High school,  
Highway, Hospital, Metro, Park, Public transportation, University

Source: GROUPE SUTTON IMMOBILIA INC., Real Estate Agency, L'EXPERT IMMOBILIER P.M., Real Estate Agency

<b>Total Assessment</b>	2 \$	
<b>Taxes</b>	\$2	
<b>Condo. Fees ( \$219/month)</b>	\$2,628	
<b>Repossession</b>	No	
<b>Rooms</b> 5	<b>Bdrm</b> 3+0	<b>Bath/PR</b> 1+0
(GF)JOTH	26.6 X 22.3 ft	Wood
(GF)MBR	14.3 X 11.9 ft	Wood
(GF)BDR	11.6 X 10.10 ft	Wood
(GF)BDR	9.6 X 10.11 ft	Wood
(GF)BTH	8.7 X 6.6 ft	Granite

**MLS® No. 8718999 (Active)**



**\$545,000**

**880 Rue St-Antoine E.  
Ville-Marie (Montréal)  
H2L 5C3**

**Property Type** Apartment  
**Style** Two or more storey  
**Condominium Type** Divided  
**Net Living Area** 1,359.00 sqft

Rare 3 bedrooms bright condo on two levels. 4 balconies, one with a view on the garden. Barbecue allowed in a well designed unit that will make you feel living in a house downtown. garage and storage space included. The old Montreal at its best with easy access to highways. Excellent investment walking distance from the new mega hospital.

**Energy/Heating**  
**Heating System** Electric baseboard units  
**Fireplace-Stove**  
**Equipment/Services** Wall-mounted air conditioning, Central vacuum cleaner system  
installation, Electric garage door opener  
**Pool**  
**Parking** Garage (1)  
**Cadastre - Parking**  
**Proximity** Bicycle path, CEGEP, High school, Highway, Hospital, Metro,  
Public transportation, University

Source: MCGILL IMMOBILIER INC, Real Estate Agency

<b>Total Assessment</b>	383,800 \$	
<b>Taxes</b>	\$4,114	
<b>Condo. Fees ( \$161/month)</b>	\$1,932	
<b>Repossession</b>	No	
<b>Rooms</b> 6	<b>Bdrm</b> 3+0	<b>Bath/PR</b> 2+1
(GF)HAL	7.4 X 13 ft	Wood
(GF)LIV	26 X 15.5 ft	Wood
(GF)PR	7.10 X 4.9 ft	Ceramic
(GF)KIT	18.4 X 8.2 ft	Ceramic
(2)MBR	15.2 X 15 ft	Wood
(2)BDR	11.1 X 9.5 ft	Wood
(2)BDR	11 X 9 ft	Wood
(2)BTH	7.9 X 6.7 ft	Ceramic



Alexander Kay, Real Estate Broker

ROYAL LEPAGE HERITAGE

Real Estate Agency

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Westmount (QC) H3Z 2S6

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MLS® No. 8669203 (Active)



\$489,000

1080 Rue St-Mathieu, apt. 204

Ville-Marie (Montréal)

H3H 2S8

**Property Type** Apartment  
**Style** One storey  
**Condominium Type** Divided  
**Net Living Area** 1,192.00 sqft

Oasis de Ville - Very spacious condo with 2 large bedrooms, plenty of sunlight, big private balcony, interior garage, storage, interior pool, sauna, gym, community room. Ideal location close to all services. Hardwood floors throughout, 2 walk-in closets, 2 ensuite bathrooms, 24 hour security service. Well managed building!

**Energy/Heating** Electricity  
**Heating System**  
**Fireplace-Stove**  
**Equipment/Services** Mobility impaired accessible, Elevator(s), Central air conditioning, Fire detector (connected), Sprinklers, Intercom, Sauna  
**Pool** Indoor  
**Parking** Garage (7)  
**Cadastre - Parking** Garage - 7 (1850855)  
**Proximity** Bicycle path, CEGEP, Commuter train, Elementary school, High school, Highway, Hospital, Metro, Public transportation, University

Source: RE/MAX DU CARTIER INC., Real Estate Agency

<b>Total Assessment</b>	390,300 \$	
<b>Taxes</b>	\$4,615	
<b>Condo. Fees ( \$392/month)</b>	\$4,704	
<b>Repossession</b>	No	
<b>Rooms</b> 9	<b>Bdrm</b> 2+0	<b>Bath/PR</b> 2+0
(2)MBR	11.5 X 15.4 ft irr	Wood
(2)BTH	9 X 6 ft	Ceramic
(2)ILDR	6 X 6 ft	
(2)STO	3 X 6 ft	
(2)BDR	10.6 X 15.2 ft irr	Wood
(2)BTH	9 X 6 ft	Ceramic
(2)KIT	7.6 X 9.8 ft	Wood
(2)DR	8 X 8.8 ft	Wood

MLS® No. 8704110 (Active)



\$499,000

2126 Rue Tupper

Ville-Marie (Montréal)

H3H 1P2

**Property Type** Apartment  
**Style** One storey  
**Condominium Type** Divided  
**Net Living Area** 1,224.00 sqft

Absolutely stunning fully renovated condo in desirable Shaughnessy Village, in the heart of downtown. Design kitchen (granite counter) & bathroom, Bamboo hardwood floors throughout, skylight, 2 balconies & exterior PRIVATE PARKING. Possibility of building a private rooftop terrace (condo is on the last floor). Renovated with taste & quality.

**Energy/Heating** Electricity  
**Heating System** Electric baseboard units  
**Fireplace-Stove**  
**Equipment/Services**  
**Pool**  
**Parking** Driveway (1), License tag (1)  
**Cadastre - Parking**  
**Proximity** CEGEP, Elementary school, High school, Highway, Hospital, Metro, Public transportation, University

Source: GROUPE IMMOBILIER LONDONO INC., Real Estate Agency

<b>Total Assessment</b>	381,900 \$	
<b>Taxes</b>	\$4,133	
<b>Condo. Fees ( \$0/month)</b>	\$0	
<b>Repossession</b>	No	
<b>Rooms</b> 6	<b>Bdrm</b> 3+0	<b>Bath/PR</b> 1+0
(3)LIV	22.6 X 14 ft	Wood
(3)KIT	14 X 9.6 ft	Wood
(3)HAL	17 X 6 ft	Granite
(3)MBR	16 X 13 ft	Wood
(3)BDR	13 X 10 ft	Wood
(3)BDR	9.6 X 9 ft	Wood



**Alexander Kay, Real Estate Broker**

**ROYAL LEPAGE HERITAGE**

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**MLS® No. 8692498 (Active)**



**\$575,000**

**445 Av. Viger O., apt. 302  
Ville-Marie (Montréal)  
H2Z 2B8**

**Property Type** Apartment  
**Style** Two or more storey  
**Condominium Type** Divided  
**Net Living Area** 1,105.00 sqft

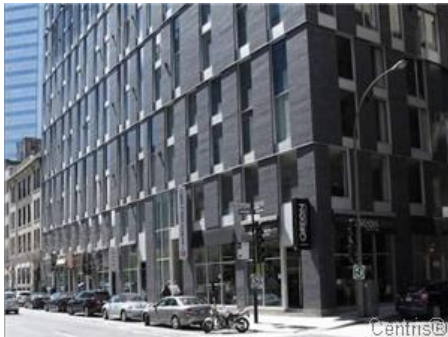
<b>Total Assessment</b>	325,600 \$	
<b>Taxes</b>	\$4,807	
<b>Condo. Fees ( \$380/month)</b>	\$4,560	
<b>Repossession</b>	No	
<b>Rooms</b> 6	<b>Bdrm</b> 2+0	<b>Bath/PR</b> 1+1
(3)LIV	19 X 15 ft irr	Wood
(3)KIT	11 X 10 ft irr	Wood
(3)PR	7 X 5 ft irr	Ceramic
(4)MBR	19 X 12.5 ft irr	Wood
(4)BDR	15 X 10 ft irr	
(4)BTH	10.9 X 8 ft irr	Ceramic

Luxurious furnished modern condo, in the building awarded "Best Design in Canada". In the heart of the Montreal financial district. European style, open concept, high ceilings , 2 floors, 2 bedrooms, 2 bathrooms, 1 garage, courtyard, private gym, cafe on main floor. 2 minute walk to Victoria Square, Old Montreal, Chinatown, Shopping, Metro.

<b>Energy/Heating</b>	Electricity
<b>Heating System</b>	Electric baseboard units
<b>Fireplace-Stove</b>	Gas fireplace
<b>Equipment/Services</b>	Elevator(s), Central air conditioning, Electric garage door opener
<b>Pool</b>	
<b>Parking</b>	Garage (302)
<b>Cadastre - Parking</b>	
<b>Proximity</b>	Bicycle path, Highway, Hospital, Metro, Park, Public transportation, University, Victoria Square, Old Montreal

Source: AGENCE IMMOBILIÈRE FERNANDES, Real Estate Agency

**MLS® No. 8721260 (Active)**



**\$470,000**

**445 Av. Viger O., apt. 703  
Ville-Marie (Montréal)  
H2Z 2B8**

**Property Type** Apartment  
**Style** Two or more storey  
**Condominium Type** Divided  
**Net Living Area** 133.20 sqm

<b>Total Assessment</b>	321,600 \$	
<b>Taxes</b>	\$3,962	
<b>Condo. Fees ( \$315/month)</b>	\$3,780	
<b>Repossession</b>	No	
<b>Rooms</b> 6	<b>Bdrm</b> 2+0	<b>Bath/PR</b> 1+1
(GF)KIT	18.8 X 7.5 ft	
(GF)LIV	18.8 X 16.5 ft	Wood
(GF)PR	9 X 5 ft	Ceramic
(2)BDR	18.8 X 13.6 ft	Wood
(2)BDR	18.8 X 9.11 ft	Wood
(2)BTH	14 X 8 ft	Ceramic

Luxurious condo in the prestigious Unity II building. Located in the international district, walking distance to metro. Two level unit with bedrooms above. High ceiling, large windows, stainless steel and hardwood floors throughout make this contemporary design a pleasure to show. Priced to sell don't wait call now for an appointment

<b>Energy/Heating</b>	Electricity
<b>Heating System</b>	Electric baseboard units
<b>Fireplace-Stove</b>	Gas fireplace
<b>Equipment/Services</b>	Elevator(s), Central air conditioning, Fire detector (connected)
<b>Pool</b>	
<b>Parking</b>	
<b>Cadastre - Parking</b>	
<b>Proximity</b>	Commuter train, Highway, Hospital, Metro, Park, Public transportation, University

Source: GROUPE SUTTON EXPERT, Real Estate Agency



Alexander Kay, Real Estate Broker

ROYAL LEPAGE HERITAGE

Real Estate Agency

4, rue Westmount-Square #110

Westmount (QC) H3Z 2S6

514-979-1976 / 514-934-1818

alexkay@royallepage.ca

http://www.alexkay.ca



MLS® No. 8589376 (Active)



\$555,000

445 Av. Viger O., apt. 711  
Ville-Marie (Montréal)  
H2Z 2B8

Property Type Apartment  
Style Two or more storey  
Condominium Type Divided  
Net Living Area 1,184.00 sqft

<b>Total Assessment</b>	409,500 \$	
<b>Taxes</b>	\$5,037	
<b>Condo. Fees ( \$402/month)</b>	\$4,824	
<b>Repossession</b>	No	
<b>Rooms 4</b>	<b>Bdrm 2+0</b>	<b>Bath/PR 1+1</b>
(OTH)KIT	12 X 15 ft	Wood
(OTH)FAM	11.5 X 15 ft	Wood
(OTH)MBR	15 X 14 ft	Wood
(OTH)BDR	24 X 10 ft	Wood
(OTH)BTH	17 X 9 ft irr	Ceramic

Luxurious condo in the prestigious UnityII building. Located in the international district within walking distance of 2 metro stations. Contemporary european design with high ceilings.Unit seperated on 2 floors.Indoor Parking is available. One closed BR and one open concept BR or study...

<b>Energy/Heating</b>	Electricity
<b>Heating System</b>	Forced air
<b>Fireplace-Stove</b>	Gas fireplace
<b>Equipment/Services</b>	Elevator(s), Central air conditioning, Sprinklers, Intercom
<b>Pool</b>	
<b>Parking</b>	
<b>Cadastre - Parking</b>	
<b>Proximity</b>	CEGEP, Highway, Hospital, Metro, Public transportation, University

Source: GROUPE SUTTON EXCELLENCE INC., Real Estate Agency

MLS® No. 8589438 (Active)



\$545,000

445 Av. Viger O., apt. 902  
Ville-Marie (Montréal)  
H2Z 2B8

Property Type Apartment  
Style Two or more storey  
Condominium Type Divided  
Net Living Area 1,117.00 sqft

<b>Total Assessment</b>	402,700 \$	
<b>Taxes</b>	\$4,952	
<b>Condo. Fees ( \$361/month)</b>	\$4,332	
<b>Repossession</b>	No	
<b>Rooms 4</b>	<b>Bdrm 2+0</b>	<b>Bath/PR 1+1</b>
(OTH)KIT	9 X 11.5 ft	Wood
(OTH)FAM	19 X 13.5 ft	Wood
(OTH)MBR	19 X 12 ft	Wood
(OTH)BDR	14 X 10 ft	Wood
(OTH)BTH	10 X 9 ft irr	Ceramic

Luxurious condo in the prestigious UnityII building. Located in the international district within walking distance of 2 metro stations. Contemporary european design with high ceilings.Unit seperated on 2 floors.Indoor Parking is available. Both bedrooms are open concept.

<b>Energy/Heating</b>	Electricity
<b>Heating System</b>	Forced air
<b>Fireplace-Stove</b>	Gas fireplace
<b>Equipment/Services</b>	Elevator(s), Central air conditioning, Sprinklers, Intercom
<b>Pool</b>	
<b>Parking</b>	
<b>Cadastre - Parking</b>	
<b>Proximity</b>	CEGEP, Highway, Hospital, Metro, Public transportation, University

Source: GROUPE SUTTON EXCELLENCE INC., Real Estate Agency