



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



\$75,000

454 Rue De La Gauchetière O., apt. SS265, Ville-Marie (Montréal), H2Z 1E3 (St Alexandre)

MLS® No. 8655457 (Active)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Possession	30 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	25 days PP/PR Accepted
Floor	BAS	Lot Eval.	\$6,200 (2011)
Building Type	Detached	Building Eval.	\$46,000 (2011)
Year Built	1912	Mun. Taxes	\$541 (2011)
Living Area		School Taxes	\$120 (2011)
Lot Area		Condominium Fees	\$ 456 (\$ 38/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	1	Bedrooms	0+0	Bathrooms and Powder Rooms	0+0
Level		Room		Size	Floor Covering
BA2		Garage		10 X 10 ft	Concrete

Inclusions

Exclusions

Sewage System	Municipality	Heating System		Equip./Serv.	
Water Supply	Municipality	Water (access)			
Pool		Fireplace-Stove	No	Renovations	
Cadastre Parking	Garage - 1 (2431265)				
Parking	Garage (265)				

Garage space for 1 car. This is not an apartment , it is a parking space only. This parking space can only be purchased by condo owners in Unity 1 & 2 only.

Source: CENTURY 21 - ADDRES SELECT, Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2012-03-19 at 2:47 pm



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\$60,000

3480 Rue Simpson, apt. B41, Ville-Marie (Montréal), H3G 1B9 (Avenue Dr Penfield)

MLS® No. 8706451 (Active)

Seller's Declaration

No

Property Type	Apartment (Div.)	Possession	2012-07-01
Style	One storey	Deed of Sale Signature	2012-07-01
Floor	BAS	Lot Eval.	\$8,300 (2011)
Building Type		Building Eval.	\$19,100 (2011)
Year Built	1972	Mun. Taxes	\$256 (2012)
Living Area		School Taxes	\$1 (2012)
Lot Area		Condominium Fees	\$ 350 (\$ 30/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	1	Bedrooms	0+0	Bathrooms and Powder Rooms	0+0
Level		Room		Size	Floor Covering
BA1		Parking		6 X 4 m	

Inclusions

Exclusions

Sewage System	None	Heating System		Equip./Serv.	
Water Supply	None	Water (access)			
Pool		Fireplace-Stove	No	Renovations	
Cadastre Parking	Garage - 1 (1066257)				
Parking	Garage (1)				

INDOOR PARKING downtown at the corner of Dr Penfield. The measures are approximate. The school tax has to be verified.

Source: GROUPE SUTTON SYNERGIE DE L'EST INC., Real Estate Agency

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\$120,000

1251 Rue St-Marc, apt. A, Ville-Marie (Montréal), H3H 2E8 (Tupper)

MLS® No.

8642094 (Active)

Seller's Declaration

No

Property Type	Apartment (Und. 3.23 %)	Possession	15 days PP/PR Accepted
Style	Two or more storey	Deed of Sale Signature	15 days PP/PR Accepted
Floor	BAS	Lot Eval.	\$376,300 (2011)
Building Type	Semi-detached	Building Eval.	\$2,414,900 (2011)
Year Built	1928	Mun. Taxes	\$19,585 (2011)
Living Area	1.00 sqm	School Taxes	\$3,996 (2011)
Lot Area		Condominium Fees	\$ 2,268 (\$ 189/month)
Expected Delivery Date			
Cert. of Location	Yes (2010)		
Body of Water			



Rooms	3	Bedrooms	1+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
BA1		Bathroom		1 X 1 m irr	Ceramic
BA1		Bedroom		1 X 1 m irr	Wood
BA1		Kitchen		1 X 1 m irr	Ceramic



Inclusions

Exclusions

Sewage System	Municipality	Heating System		Equip./Serv.	
Water Supply	Municipality	Water (access)			
Pool		Fireplace-Stove	No	Renovations	
Cadastre Parking					
Parking					

This building is situated down town! Great location, minutes away from restaurants, boutiques, Concordia University, metro Guy and MGH. 26 units renovated with hard wood floors,elevator, storage. Condo fees include:Building Insurance,Heating,Municipal and School tax,maintenance of common areas,Administration Management fees,contingency fund.

Expenses of condo include: insurances of the building, heating, municipal and school taxes, Maintenance of the common parts, Administration/Management fees, and contingency fund

The budget is estimated and prone to modification

The municipal evaluation is that of the building

Financing with « la Caisse Populaire Desjardins »

20% minimum down payment

Notary Maitre Louis Bourque

Installment of \$5000.00 Made in trust to the notary will have to be given with all offer of purchase

Source: CENTURY 21 PRECISION, Real Estate Agency

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