



Alexander Kay, Real Estate Broker
RE/MAX ACTION INC.
 Real Estate Agency
 1314, av. Greene
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<http://www.downtownmontreal-realestate.com>

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\$239,900

21 Rue Sherbrooke E., apt. 204, Le Plateau-Mont-Royal (Montréal), H2X 3V8 (St-Laurent)

Centris® No. 24094489 (Active)

Seller's Declaration

No

Property Type	Apartment (Div.)	Occupancy	30 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	30 days PP/PR Accepted
Floor	2	Lot Eval.	\$54,600 (2012)
Building Type	Attached	Building Eval.	\$169,400 (2012)
Year Built	1985	Mun. Taxes	\$1,814 (2014)
Gross Priv. Portion Area	730.00 sqft	School Taxes	\$389 (2014)
Lot Area		Condominium Fees	\$ 1,788 (\$ 149/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	5	Bedrooms	1+1	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
2		Kitchen		7.3 X 7.5 ft	Tiles
2		Living room		11 X 20.7 ft	Laminate floor
2		Master bedroom		11 X 17 ft	Laminate floor
2		Office		7.8 X 7.9 ft	Laminate floor
2		Bathroom		6.6 X 7.5 ft	Tiles



Inclusions

Dishwasher, and washer

Exclusions



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

Open concept living space with 1 large bedroom and one closed office. The large fenestration welcomes an abundance of sunlight & offers two balconies. This expansive open-concept apartment is ideal for entertaining. Primarily located in the heart of montreal, minutes away from restaurants, shopping, public transport and montreal's night life.

New water heater 2014
 New roof covering to be done in September 2014 (paid by the vendor already)
 New floors 2014
 New baseboards and quarter round 2014
 Freshly painted

667 SF net

This property is sold without legal warranty.

Source: ROYAL LEPAGE HERITAGE, Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$249,900

Centris® No. 12598732 (Active)

3619 Rue University, apt. 7, Le Plateau-Mont-Royal (Montréal), H3A 2B3 (Prince-Arthur)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	According to the leases
Style	One storey	Deed of Sale Signature	30 days PP/PR Accepted
Floor	3	Lot Eval.	\$83,800 (2014)
Building Type	Semi-detached	Building Eval.	\$105,900 (2014)
Year Built	1976	Mun. Taxes	\$1,522 (2013)
Gross Priv. Portion Area	750.00 sqft	School Taxes	\$329 (2013)
Lot Area		Condominium Fees	\$ 6,756 (\$ 563/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	3	Bedrooms	1+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
3		Kitchen		6 X 7.10 ft	Wood
3		Living room		17 X 19.8 ft	Wood
3		Master bedroom		10.5 X 14.9 ft	Ceramic



Inclusions
 Fridge, stove and window shutters. Included in condo fees is the heating, hydro, insurance, maintenance, reserve fund and land lease. FURNITURE INCLUDED

Exclusions



Sewage System	Municipality	Heating System	Hot water	Equip./Serv.	
Water Supply	Municipality	Water (access)			
Pool		Fireplace-Stove	No	Renovations	
Cadastre Parking					
Parking	Driveway (1)				

Gorgeous grey stone. This condo in the McGill Ghetto incredible high ceilings of 12 feet. This large 700 SF, 1 bdr has a functional wood burning fireplace. Renovated kitchen and bathroom, practicality of the exterior exclusive parking. Presently rented at \$1,650 until June 2015.

*Common Washer and dryer for free usage -- located in the basement
 *Renovated Kitchen and Bathroom
 *Land lease with McGill University until 2039
 * 663 SF net

Source: ROYAL LEPAGE HERITAGE, Real Estate Agency

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\$184,000

Centris® No. 14320466 (Active)

88 Rue Charlotte, apt. 110A, Ville-Marie (Montréal), H2X 4E2 (Ste-Dominique)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	2014-12-01
Style	One storey	Deed of Sale Signature	30 days PP/PR Accepted
Floor	GF	Lot Eval.	\$15,100 (2012)
Building Type	Attached	Building Eval.	\$157,100 (2012)
Year Built	2006	Mun. Taxes	\$1,409 (2014)
Gross Priv. Portion Area	533.00 sqft	School Taxes	\$309 (2014)
Lot Area		Condominium Fees	\$ 12 (\$ 1/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	4	Bedrooms	1+0	Bathrooms and Powder Rooms	1+0
Level	Room		Size	Floor Covering	
GF	Kitchen		14.10 X 7 ft	Ceramic	
GF	Living room		14.10 X 18 ft	Laminate floor	
GF	Master bedroom		10 X 12 ft	Laminate floor	
GF	Bathroom		5 X 8 ft	Ceramic	

Inclusions
 Fridge, stove, dishwasher, washer, dryer and light fixtures

Exclusions

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

Stunning 1 bedroom condo. Vast open concept ideal for entertaining. Large kitchen with granite counter tops, lots of cupboard space and breakfast bar. Ground floor unit with terrace off of the living room. Steps away from St-Laurent, china town, several metro stations and the underground city.

*Proximity to China Town, Place des Arts, Quartier latin, super Hospital, underground mall, University of Quebec, Metro Place D'armes and St Laurent, and bus transportation.

*CONDO FEES INCLUDES:
 - Hot water
 - Building insurance
 - Management fees
 - Maintenance
 - Reserve funds

Source: ROYAL LEPAGE HERITAGE, Real Estate Agency

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\$249,000

88 Rue Charlotte, apt. 409, Ville-Marie (Montréal), H2X 1M2

Centris® No. 11209147 (Active)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	15 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	15 days PP/PR Accepted
Floor	4	Lot Eval.	\$19,000 (2014)
Building Type		Building Eval.	\$207,200 (2014)
Year Built	2006	Mun. Taxes	\$1,851 (2014)
Plan Priv. Portion Area	598.00 sqft	School Taxes	\$407 (2014)
Lot Area		Condominium Fees	\$ 2,400 (\$ 200/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	4	Bedrooms	1+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
4		Kitchen		8.3 X 11.10 ft	Ceramic
4		Dining room		6.6 X 10 ft	Carpet
4		Living room		10 X 17.9 ft	Carpet
4		Bathroom		8 X 5.3 ft	Ceramic



Inclusions
 All Appliances

Exclusions



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

Bright open concept condo next to Chinatown and Old Montreal. Melamine kitchen cupboards and granite counter-tops. Small Laundry room off to the side of the kitchen. Front balcony. Freshly repainted. Quick Occupancy.

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$219,000

88 Rue Charlotte, apt. 602, Ville-Marie (Montréal), H2X 4E2 (St-Dominique)

Centris® No. 25323161 (Active)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	30 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	30 days PP/PR Accepted
Floor	6	Lot Eval.	\$17,800 (2012)
Building Type	Semi-detached	Building Eval.	\$177,600 (2012)
Year Built	2006	Mun. Taxes	\$1,599 (2014)
Plan Priv. Portion Area	498.00 sqft	School Taxes	\$351 (2014)
Lot Area		Condominium Fees	\$ 1,872 (\$ 156/month)
Expected Delivery Date			
Cert. of Location	Yes (2006)		
Body of Water			



Rooms	3	Bedrooms	1+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	
6th floor		Kitchen		8 X 7 ft	Ceramic
6th floor		Living room		12 X 17 ft	Laminate floor
6th floor		Bedroom		9.5 X 12.2 ft irr	Laminate floor



Inclusions

Fridge, stove, micro-wave, washer/dryer, dish-washer, A/C. Locker. Furniture may be for sale.

Exclusions



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

Amazing condo at an unbeatable price. On the 6th floor, overlooking the garden with a cute balcony. Open concept kitchen, good size bedroom and lots of storage. Great place in downtown, close to every business, restaurants, metro university, china town and much more

Source: GROUPE SUTTON SUR L'ÎLE INC., Real Estate Agency

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\$239,900

Centris® No. 10552026 (Active)

98 Rue Charlotte, apt. 151, Ville-Marie (Montréal), H2X 3V2 (De Bullion)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	70 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	65 days PP/PR Accepted
Floor	GF	Lot Eval.	\$16,800 (2014)
Building Type	Attached	Building Eval.	\$199,400 (2014)
Year Built	2006	Mun. Taxes	\$1,770 (2014)
Plan Priv. Portion Area	1.00 sqft	School Taxes	\$388 (2014)
Lot Area		Condominium Fees	\$ 1,764 (\$ 147/month)
Expected Delivery Date			
Cert. of Location	Yes (2006)		
Body of Water			



Centris®

Rooms	4	Bedrooms	1+0	Bathrooms and Powder Rooms	2+0
Level		Room		Size	Floor Covering
GF		Family room		10 X 13.2 ft	Laminate floor
GF		Dinette		7 X 13.2 ft	Laminate floor
GF		Master bedroom		12 X 8.8 ft	Ceramic
GF		Kitchen		11 X 8.4 ft	Laminate floor
GF		Bathroom		8.10 X 5 ft	Ceramic
GF		Bathroom		8 X 7.9 ft	Ceramic
GF		Balcony		16 X 4.2 ft	Concrete



Centris®



Centris®

Inclusions

Fridge, stove, dishwasher, washer, dryer. Les frais de copropriété incluent les assurances de l'immeuble, le concierge, l'eau chaude, le lavage de vitres, l'entretien paysager, l'entretien générale de l'immeuble et la

Exclusions

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

Perfect location! The District is a building in the heart of Montreal, just a few steps from the metro, Chinatown, the world renowned night life on Ste-Catherine & St-Denis, the Old Port, 2 full bathroom, open concept, granite counter-tops in kitchen, a/c unit, 1 storage space, secured entrance. You can have tranquility in the middle of a bustling life style!

Source: ROYAL LEPAGE VILLAGE, Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$239,900

Centris® No. 16782321 (Active)

98 Rue Charlotte, apt. 360, Ville-Marie (Montréal), H2X 3V2 (Berger)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	30 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	25 days PP/PR Accepted
Floor	3	Lot Eval.	\$20,000 (2014)
Building Type	Semi-detached	Building Eval.	\$217,200 (2014)
Year Built	2006	Mun. Taxes	\$1,940 (2014)
Plan Priv. Portion Area	639.00 sqft	School Taxes	\$426 (2014)
Lot Area		Condominium Fees	\$ 2,100 (\$ 175/month)
Expected Delivery Date			
Cert. of Location	Yes (2005)		
Body of Water			



Centris®

Rooms	3	Bedrooms	1+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
3		Living room		11.8 X 19.3 ft	Wood
3		Kitchen		7.8 X 9 ft	Ceramic
3		Bedroom		8.11 X 15.8 ft	Wood
3		Bathroom		8.1 X 5.11 ft	Ceramic
3		Laundry room		7 X 4.3 ft	Ceramic



Centris®

Inclusions

Réfrigérateur, Cuisinière, Lave-vaisselle, Sècheuse.
 Donné sans garantie légale

Exclusions

Stores, rideaux et tringles, fixtures au dessus du salon



Centris®

Sewage System	Municipality	Heating System	Electric baseboard units	Equip./Serv.	Mobility impaired accessible, Elevator(s), Central air conditioning, Sprinklers, Intercom
Water Supply	Municipality	Water (access)		Renovations	
Pool		Fireplace-Stove	No		
Cadastre Parking					
Parking					

Condo lumineux et confortable situé au coeur du centre-ville dans le Quartier des spectacles.

Cuisine à aire ouverte avec comptoirs en granit. Chambre fermée de bonne dimension avec walk-in. Locker de rangement.

Près de tous les services. Distance de marche du supermarché, magasins, Cégep, Université, Hôpitaux, etc.

Soyez au coeur de l'action !!

- Plusieurs stations de métro (St-Laurent, Place des Arts, Berri, Square Victoria)
- Autobus, autoroutes, Vieux-port, nombreux bars et galeries
- Un énorme choix de salle de spectacles comme la Place des Arts, le Métropolis ainsi que de nombreux festivals

Superficie sur le certificat de localisation : 59,4 MC

Source: ECO-RÉSEAU IMMOBILIER, Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$231,364 + GST/QST

1208 Rue du Fort, apt. 104, Ville-Marie (Montréal), H3H 2B3 (Tupper)

Centris® No. 18984139 (Active)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	10 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	10 days PP/PR Accepted
Floor	GL	Lot Eval.	
Building Type	Attached	Building Eval.	
Year Built	2014	Mun. Taxes	Not issued
Gross Priv. Portion Area	676.00 sqft	School Taxes	Not issued
Lot Area		Condominium Fees	\$ 1,380 (\$ 115/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	3	Bedrooms	1+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
GF		Dining room		10 X 17 ft	Wood
GF		Living room		10 X 17 ft	Wood
GF		Bedroom		9.6 X 15.6 ft	Wood



Inclusions

Exclusions



Sewage System	Municipality	Heating System	Electric baseboard units	Equip./Serv.	Wall-mounted air conditioning, Air exchange system, Sprinklers, Intercom
Water Supply	Municipality	Water (access)			
Pool		Fireplace-Stove	No	Renovations	
Cadastre Parking					
Parking					

Located in the heart of downtown Montreal, Le Shaughnessy condominiums offers quality, style and refinement. By preserving the look of the original facade, the project maintains the neighbourhood's distinct heritage while offering modern urban living spaces.

Le Shaughnessy condominiums project is located in the heart of downtown Montreal in the neighborhood bearing its name: The Shaughnessy Village.

It's with great pride that this charming tight knit community preserves its architectural heritage while offering the best of the modern urban life.

With its many commodities and conveniences, Shaughnessy Village can easily be defined as a converging neighbourhood and a cultural mosaic

The project offers:

- Hardwood floors
- Quartz counters
- Air conditioning
- Private terraces

Source: RE/MAX HAUTE PERFORMANCE INC., Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$237,049 + GST/QST

1208 Rue du Fort, apt. 203, Ville-Marie (Montréal), H3H 2B3 (Tupper)

Centris® No. 22125825 (Active)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	10 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	10 days PP/PR Accepted
Floor	2	Lot Eval.	
Building Type	Attached	Building Eval.	
Year Built	2014	Mun. Taxes	Not issued
Gross Priv. Portion Area	572.00 sqft	School Taxes	Not issued
Lot Area		Condominium Fees	\$ 1,416 (\$ 118/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	3	Bedrooms	1+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
2		Dining room		11 X 15 ft	Wood
2		Living room		10 X 11 ft	Wood
2		Master bedroom		9 X 11.9 ft	Wood



Inclusions

Exclusions



Sewage System	Municipality	Heating System	Electric baseboard units	Equip./Serv.	Wall-mounted air conditioning, Air exchange system, Sprinklers, Intercom
Water Supply	Municipality	Water (access)			
Pool		Fireplace-Stove	No	Renovations	
Cadastre Parking					
Parking					

Located in the heart of downtown Montreal, Le Shaughnessy condominiums offers quality, style and refinement. By preserving the look of the original facade, the project maintains the neighbourhood's distinct heritage while offering modern urban living spaces.

Le Shaughnessy condominiums project is located in the heart of downtown Montreal in the neighborhood bearing its name: The Shaughnessy Village.

It's with great pride that this charming tight knit community preserves its architectural heritage while offering the best of the modern urban life.

With its many commodities and conveniences, Shaughnessy Village can easily be defined as a converging neighbourhood and a cultural mosaic

The project offers:

- Quartz counters
- Hardwood floors
- Private terraces
- Air conditioning

Source: RE/MAX HAUTE PERFORMANCE INC., Real Estate Agency

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\$231,365 + GST/QST

1208 Rue du Fort, apt. 302, Ville-Marie (Montréal), H3H 2B3 (Tupper)

Centris® No. 27446193 (Active)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	10 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	10 days PP/PR Accepted
Floor	3	Lot Eval.	
Building Type	Attached	Building Eval.	
Year Built	2014	Mun. Taxes	Not issued
Gross Priv. Portion Area	633.00 sqft	School Taxes	Not issued
Lot Area		Condominium Fees	\$ 1,380 (\$ 115/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	3	Bedrooms	1+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
3		Dining room		10.6 X 15 ft	Wood
3		Living room		8.6 X 10.6 ft	Wood
3		Master bedroom		9.6 X 15.7 ft	Wood



Inclusions

Exclusions



Sewage System	Municipality	Heating System	Electric baseboard units	Equip./Serv.	Wall-mounted air conditioning, Air exchange system, Sprinklers, Intercom
Water Supply	Municipality	Water (access)			
Pool		Fireplace-Stove	No	Renovations	
Cadastre Parking					
Parking					

Located in the heart of downtown Montreal, Le Shaughnessy condominiums offers quality, style and refinement. By preserving the look of the original facade, the project maintains the neighbourhood's distinct heritage while offering modern urban living spaces.

Le Shaughnessy condominiums project is located in the heart of downtown Montreal in the neighborhood bearing its name: The Shaughnessy Village.

It's with great pride that this charming tight knit community preserves its architectural heritage while offering the best of the modern urban life.

With its many commodities and conveniences, Shaughnessy Village can easily be defined as a converging neighbourhood and a cultural mosaic

The project offers:

Hardwood floors

Private terraces

Air conditioning

Intimate project in an historical neighborhood

Source: RE/MAX HAUTE PERFORMANCE INC., Real Estate Agency

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\$239,900

2055 Rue du Fort, apt. 104, Ville-Marie (Montréal), H3H 2C7 (Lincoln)

Centris® No. 19721055 (Active)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	30 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	30 days PP/PR Accepted
Floor	GF	Lot Eval.	\$30,100 (2014)
Building Type	Detached	Building Eval.	\$166,900 (2014)
Year Built	1998	Mun. Taxes	\$1,714 (2014)
Plan Priv. Portion Area	42.70 sqm	School Taxes	\$392 (2013)
Lot Area		Condominium Fees	\$ 2,328 (\$ 194/month)
Expected Delivery Date			
Cert. of Location	Yes (1998)		
Body of Water			



Rooms	5	Bedrooms	1+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
GF		Living room		15.9 X 11.5 ft	Wood
GF		Bedroom		9.3 X 9.7 ft	Wood
GF		Kitchen		8.3 X 6.2 ft	Ceramic
GF		Bathroom		6.9 X 3.7 ft	Ceramic
GF		Hall		11.2 X 2.7 ft	Ceramic



Inclusions

Poêle, frigo, lave-vaisselle, unité de climatisation murale, le tout vendus sans garantie légale de qualité aux risques et périls de l'acheteur.

Exclusions

Tous les meubles et biens meublants.



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

Emplacement de choix,
 Immeuble de 51 unités seulement ,
 6 étages ,construction béton , et cachet européen...
 Très bien entretenu et très bien géré,
 2 ascenseurs
 Terrasse sur le toit
 Jardin privé
 Chambre d'invités pour recevoir ses proches à petit prix
 Salle commune pour les réceptions
 Vidéophone
 Rangement dans le sous-sol.
 Frais de Condo inclue l'eau chaude.
 Meilleure qualité prix au centre ville.
 A ne pas rater.

Source: ROYAL LEPAGE ALTITUDE, Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$245,000

2055 Rue du Fort, apt. 112, Ville-Marie (Montréal), H3H 2C7 (Av. Lincoln)

Centris® No. 10260991 (Active)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	According to the leases
Style	One storey	Deed of Sale Signature	30 days PP/PR Accepted
Floor	GL	Lot Eval.	
Building Type	Detached	Building Eval.	
Year Built	1998	Mun. Taxes	\$1,682 (2012)
Plan Priv. Portion Area	505.00 sqft	School Taxes	\$400 (2012)
Lot Area		Condominium Fees	\$ 2,376 (\$ 198/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	4	Bedrooms	1+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
GF		Living room		20 X 12 ft irr	Wood
GF		Master bedroom		14.2 X 9 ft	Wood
GF		Kitchen		12 X 8 ft	Ceramic
GF		Bathroom		8.5 X 5 ft	Ceramic



Inclusions
 Fridge, Stove, Dishwasher, Washer and Dryer,

Exclusions

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

"Le Jardin du Fort," very well located down town condo, in a charming building, 2 elevators, common terrace on the roof, walking distance from metro Guy / Atwater, Concordia University and all amenities. Common room for reception with kitchen.

special assessment

Source: CONCORDIA IMMOBILIER INTERNATIONAL, Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$240,000

1100 Rue de la Montagne, apt. 415 A, Ville-Marie (Montréal), H3G 0H2 (René Levesque)

Centris® No. 9613280 (Active)

Seller's Declaration

No

Property Type	Apartment (Div.)	Occupancy	15 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	15 days PP/PR Accepted
Floor	4	Lot Eval.	\$12,000 (2011)
Building Type	Detached	Building Eval.	\$166,000 (2011)
Year Built	2008	Mun. Taxes	\$7,769 (2011)
Plan Priv. Portion Area	534.00 sqft	School Taxes	\$379 (2012)
Lot Area		Condominium Fees	\$ 4,836 (\$ 403/month)
Expected Delivery Date			
Cert. of Location	Yes (2008)		
Body of Water			



Rooms	3	Bedrooms	1+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
4		Living room		1 X 1 m	Carpet
4		Master bedroom		1 X 1 m	Carpet
4		Bathroom		1 X 1 m	Marble



Inclusions

TOUT LES MEUBLES + ELECTRONIQUES TEL QUE VUE:
 ECLAIRAGES, COUVERTURES DES
 FENETRES, CUISINETTE EQUIPEE, MINI
 REFRIGERATEUR, PLAQUE CHAUFFANTE, MICRO-ONDE.

Exclusions



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

LE CRYSTAL DE LA MONTAGNE, UN JOYAUX AU COEUR DE LA VILLE, c'est un établissement hôtelier classé 5 Étoiles.***** et Quatres Diamants Condo-Hotel AVEC UNE TERRASSE EXCLUSIVE DE 21 PI PAR 9 PI. Hotel: portier, salle à manger, salles de conférence, salle d'exercice et SPA. Revenu annuel approximatif de 20 000\$

UN BIJOU DE DISTINCTION

Au coeur du centre-ville à quelques minutes du Quartier international, des musées et des meilleures adresses ou magasiner, bien manger et goûter les charmes urbains de Montréal, LE CRYSTAL DE LA MONTAGNE est un écrin où nous offrons le parfait mariage entre confort, technologie, élégance et service haut de gamme. Les frais de condos sont variables voir agent inscripteur.

131 suites de 495 à 2 200 pi ca , vaste jardin-terrasse pour

Source: GROUPE SUTTON SUR L'ÎLE INC., Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$149,000 + GST/QST

1100 Rue de la Montagne, apt. 710, Ville-Marie (Montréal), H3G 0A1 (René Levesque O.)

Centris® No. 10476768 (Active)

Seller's Declaration

No

Property Type	Apartment (Div.)	Occupancy	30 days PP/PR Accepted
Style	Two or more storey	Deed of Sale Signature	30 days PP/PR Accepted
Floor	7	Lot Eval.	\$16,300 (2013)
Building Type	Detached	Building Eval.	\$146,800 (2013)
Year Built	2008	Mun. Taxes	\$6,166 (2014)
Priv. Portion Area		School Taxes	\$318 (2014)
Lot Area		Condominium Fees	\$ 5,488 (\$ 458/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	3	Bedrooms	1+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
7th floor		Living room		15 X 7 ft irr	Carpet
7th floor		Dinette		15 X 3.9 ft irr	Carpet
7th floor		Master bedroom		9.5 X 11 ft irr	Carpet



Inclusions

Exclusions



Sewage System	Municipality	Heating System		Equip./Serv.	Mobility impaired accessible, Elevator(s), Central air conditioning
Water Supply	Municipality				
Pool	Common spa, Heated, Ingr	Water (access)			
Cadastre Parking					
Parking		Fireplace-Stove	No	Renovations	

INVESTORS: condo-hotel unit extremely well located on the prestigious Rue de la Montagne in the heart of downtown. Revenue guaranteed by a rental pool system with your right of use of 35 days a year. The hotel offers all the services and amenities that would be expected from a 5 star resort. Unique investment opportunity and easy to manage.

Contact the listing broker to inquire about the terms and conditions of purchase.

Source: GROUPE SUTTON - CENTRE OUEST INC., Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$199,000

Centris® No. 19338105 (Active)

1100 Rue de la Montagne, apt. 918, Ville-Marie (Montréal), H3G 0A1 (RENÉ-LEVESQUE OUEST)

Seller's Declaration

Yes

Property Type	Apartment (Div. 0.64 %)	Occupancy	30 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	30 days PP/PR Accepted
Floor	9	Lot Eval.	\$12,400 (2013)
Building Type	Detached	Building Eval.	\$186,900 (2013)
Year Built	2008	Mun. Taxes	\$7,763 (2013)
Plan Priv. Portion Area	504.00 sqft	School Taxes	\$424 (2014)
Lot Area		Condominium Fees	\$ 6,676 (\$ 557/month)
Expected Delivery Date			
Cert. of Location	Yes (2008)		
Body of Water	MUNICIPAL		



Rooms	2	Bedrooms	1+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
9 ÉTAGE		Master bedroom		13.5 X 12 ft	
9 ÉTAGE		Living room		13 X 9 ft	
9 ÉTAGE		Dinette		9 X 8 ft	



Inclusions

Exclusions

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



LE CRYSTAL, René-Lévesque et de la Montagne, unité condo-hôtel de 5 étoiles, service haut de gamme, bien situé en plein coeur de centre-ville de Montréal en face de Centre Bell. Revenu garantie par POOL locatif, excellent pour investissement. Le propriétaire a droit d'accès aux services de l'hôtel, spa thermal, piscine, sauna, jacuzzi etc...

Droit de premier refus en faveur du Crystal de la Montagne.

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$247,000

3470 Rue Redpath, apt. 107, Ville-Marie (Montréal), H3G 2G3 (Sherbooke Ouest)

Centris® No. 14654586 (Active)

Seller's Declaration

No

Property Type	Apartment (Div.)	Occupancy	30 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	30 days PP/PR Accepted
Floor	GF	Lot Eval.	\$59,700 (2014)
Building Type	Detached	Building Eval.	\$172,400 (2014)
Year Built	1979	Mun. Taxes	\$1,877 (2014)
Plan Priv. Portion Area	74.40 sqm	School Taxes	\$412 (2013)
Lot Area		Condominium Fees	\$ 4,692 (\$ 391/month)
Expected Delivery Date			
Cert. of Location	Yes (2009)		
Body of Water			



Rooms	5	Bedrooms	1+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	
GF		Living room		19 X 15 ft	Carpet
GF		Kitchen		12 X 7 ft	Ceramic
GF		Bedroom		14 X 11 ft	Wood
GF		Bathroom		4.8 X 7.5 ft	Ceramic
GF		Laundry room		7.5 X 6 ft	Ceramic



Inclusions

Dishwasher, washer and dryer

Exclusions



Sewage System	Municipality	Heating System	Electric baseboard units	Equip./Serv.	Electric garage door opener
Water Supply	Municipality				
Pool		Water (access)			
Cadastre Parking		Fireplace-Stove	No	Renovations	
Parking	Garage (1)				

Cosy one bedroom apartment, located in the prestige Golden Square Mile, on the ground floor, with one garage space, one locker room and a private terrace. Near McGill and Concordia, steps to Museum of Fine Arts, boutiques and restaurants in downtown.

Emphyteutic land lease with McGill University is up to 2052.

Source: WINVESTOR IMMOBILIER INC. / WINVESTOR REAL ESTATE INC., Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$219,000

Centris® No. 24194735 (Active)

1855 Boul. René-Lévesque O., apt. 103, Ville-Marie (Montréal), H3H 1R4 (ST-MARC)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	30 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	30 days PP/PR Accepted
Floor	GF	Lot Eval.	\$28,300 (2014)
Building Type	Attached	Building Eval.	\$158,700 (2014)
Year Built	2005	Mun. Taxes	\$1,496 (2014)
Gross Priv. Portion Area	603.00 sqft	School Taxes	\$329 (2014)
Lot Area		Condominium Fees	\$ 1,308 (\$ 109/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	3	Bedrooms	1+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
GF		Living room		10.10 X 10.6 ft	Wood
GF		Dining room		10 X 9.6 ft	Wood
GF		Kitchen		8.3 X 8.6 ft	Ceramic
GF		Master bedroom		13.4 X 10 ft	Wood



Inclusions

fridge, stove, washer, dryer, mini-split air-conditioner, hot water tank. All "as is".

Exclusions



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

Prestigious downtown condo. Steel and concrete structure, quality interiors, 9 ft ceilings, elevator, roof top terrace.

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$225,000

900 Rue Sherbrooke O., apt. 1, Ville-Marie (Montréal), H3A 1G3 (Mcgill College)

Centris® No. 26371553 (Active)

Seller's Declaration

No

Property Type	Apartment (Div.)	Occupancy	30 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	30 days PP/PR Accepted
Floor	GF	Lot Eval.	\$23,900 (2014)
Building Type		Building Eval.	\$172,900 (2014)
Year Built	1915	Mun. Taxes	\$1,567 (2013)
Priv. Portion Area		School Taxes	\$344 (2013)
Lot Area		Condominium Fees	\$ 3,552 (\$ 296/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	3	Bedrooms	1+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
GF		Living room		14.3 X 12.8 ft irr	Parquetry
GF		Kitchen		13.6 X 10 ft irr	Ceramic
GF		Bedroom		12.8 X 8 ft	Parquetry

Inclusions

Exclusions

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

LocationLocation***Location***
 *** Great rental potential***

Across the street from McGill University

VACANT

Source: RE/MAX ROYAL (JORDAN) INC., Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$249,000

Centris® No. 18787555 (Active)

1321 Rue Sherbrooke O., apt. C1, Ville-Marie (Montréal), H3G 1J4 (De La Montagne)

Seller's Declaration

Yes

Property Type	Apartment (Und. 1 %)	Occupancy	28 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	30 days PP/PR Accepted
Floor	GF	Lot Eval.	\$13,804,600 (2013)
Building Type	Attached	Building Eval.	\$60,895,400 (2013)
Year Built	1926	Mun. Taxes	\$1 (2013)
Gross Share Area	660.00 sqft	School Taxes	\$1 (2013)
Lot Area		Condominium Fees	\$ 9,024 (\$ 752/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	4	Bedrooms	1+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
GF		Living room		20.10 X 10.6 ft irr	Wood
GF		Dining room		10 X 9.6 ft	Wood
GF		Kitchen		11.5 X 5.6 ft	Tiles
GF		Bedroom		12.4 X 6 ft	Wood



Inclusions

All kitchen appliances as installed. All sold as is without legal warranty. Note: The dishwasher was never used by the seller & cannot be guaranteed to be functioning at time of delivery.

Exclusions

All light fixtures.



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

Charming unit in one of Montreal's landmark buildings "Le Chateau" in the heart of the Golden Square Mile. Situated on the first floor facing the courtyard (western exposure), it includes one parking (valet) & one locker. Steps from Museums, high-end shopping, restaurants, transport & 2 Universities.

* The monthly fees include: Municipal & School Taxes, condo fees, heating, hot water, 24hr security, valet parking (1 exterior parking space in courtyard), garbage removal and recycling pick-ups.

* All costs associated with the transfer of shares shall be borne by the Purchaser.

* Acting Notary to be Me. Kevin Leonard

* Sorry, No Dogs allowed

* Gross living Area & Condo fees supplied by Le Chateau

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$240,000

1455 Rue Sherbrooke O., apt. 310, Ville-Marie (Montréal), H3G 1L2 (Redpath)

Centris® No. 26456958 (Active)

Seller's Declaration

Yes

Property Type	Apartment (Und. 1 %)	Occupancy	30 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	30 days PP/PR Accepted
Floor	3	Lot Eval.	\$1 (2014)
Building Type	Detached	Building Eval.	\$1 (2014)
Year Built	1970	Mun. Taxes	\$1 (2014)
Plan Share Area	603.00 sqft	School Taxes	\$1 (2014)
Lot Area		Condominium Fees	\$ 6,540 (\$ 545/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	2	Bedrooms	0+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	
GF		Living room		16.3 X 24.6 ft irr	Parquetry
GF		Kitchen		8 X 6 ft	Parquetry



Inclusions

Stove, Fridge, Microwave, Light Fixtures, Intergrated Built-in Unit with Murphy Bed.

Exclusions



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

Beautiful Pied a Terre studio unit located at the Prestigious Port Royal. Southern exposure facing Sherbrooke St. in the Golden Square Mile close to The Museums and Fine Shops.

*The Buyer must be approved by the Board of the Port Royal.

*The monthly condo fees include Municipal Taxes and the School Taxes. Heating, electricity, cable, 24/7 Doorman.

*A Fee of 1% of the Purchase Price is payable by the Purchaser to the Port Royal upon the Transfer of Shares.

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$202,000

Centris® No. 16174347 (Active)

1509 Rue Sherbrooke O., apt. 15A, Ville-Marie (Montréal), H3Z 1B2 (simson)

Seller's Declaration

Yes

Property Type	Apartment (Und. 0.34 %)	Occupancy	2015-07-15
Style	One storey	Deed of Sale Signature	2015-07-15
Floor	GF	Lot Eval.	\$11,084,600 (2014)
Building Type	Detached	Building Eval.	\$23,265,400 (2014)
Year Built	1907	Mun. Taxes	\$1 (2014)
Gross Share Area	350.00 sqft	School Taxes	\$1 (2014)
Lot Area		Condominium Fees	\$ 6,108 (\$ 509/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	1	Bedrooms	1+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	
GF		Living room		19.8 X 12.2 ft irr	Wood
GF		Kitchen		10 X 4.10 ft	Concrete



Inclusions
 micro-wave, stove, IKEA armoire, curtains - all without legal warranty

Exclusions
 dish-washer - refrigerator - fan on ceiling of bedroom space in living room



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

"pied-à-terre" in the heart of the Golden Square Mile - May be used as intergenerational with condo 11A also for sale at the same level - Poss of buying interior parking for \$90,000 - Exceptional location : close to very "in" restaurants, hôtels and boutiques, universities, public transportation (metro and bus)etc

The fees include Municipal and School taxes, heating, electricity and hot water. No welcome tax or notary fees. Administration fees will be charged. The buyer must be approved by the Administration committee.

The number of shares is 3065

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$229,000

Centris® No. 18460698 (Active)

3470 Rue Simpson, apt. 103, Ville-Marie (Montréal), H3G 2J5 (Av Dr. Penfield)

Seller's Declaration

No

Property Type	Apartment (Div.)	Occupancy	2015-01-20
Style	One storey	Deed of Sale Signature	30 days PP/PR Accepted
Floor	GF	Lot Eval.	\$25,900 (2014)
Building Type	Attached	Building Eval.	\$145,200 (2014)
Year Built	1972	Mun. Taxes	\$1,363 (2014)
Plan Priv. Portion Area	530.00 sqft	School Taxes	\$297 (2013)
Lot Area		Condominium Fees	\$ 3,864 (\$ 322/month)
Expected Delivery Date			
Cert. of Location	Yes (2008)		
Body of Water			



Rooms	4	Bedrooms	1+1	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
GF		Living room		11.10 X 8.7 ft	Laminate floor
GF		Dining room		6.4 X 8.7 ft	Laminate floor
GF		Living room		9 X 5 ft	Laminate floor
GF		Office		11.8 X 8 ft	Laminate floor
GF		Master bedroom		11.8 X 8 ft	Laminate floor
GF		Bathroom		7 X 5 ft	Laminate floor



Inclusions

Exclusions



Sewage System	Municipality	Heating System	Electric baseboard units	Equip./Serv.	Elevator(s), Laundry room, Wall-mounted air conditioning, Intercom, Electric garage door opener, Sauna
Water Supply	Municipality	Water (access)		Renovations	Kitchen - 2013, Electricity - 2013, Floor - 2013, Bathroom - 2013
Pool	Indoor				
Cadastre Parking		Fireplace-Stove	No		
Parking					

In the heart of downtown, renovated and fully furnished 2 bdrm: bedroom + office, spacious open concept. Quiet, secure, well maintained concrete building with indoor pool, gym, sauna, laundry room, 24h security .Condo fees incl: electricity, heating, hot water and a/c. Rented until end of 20.01.2015 - 1200\$. Lots of updates held in the building.

Located in the heart of downtown, freshly renovated and fully furnished two bedroom apartment (bedroom + office/bedroom) with spacious open concept; living room, dining room and kitchen. Quiet, secure, well maintained concrete building with indoor pool, small gym, sauna, laundry room, and 24hr security .

Condo fees 322\$ include electricity, heating, hot water and a/c. Currently rented until end of 20.01.2015 for 1200\$. Lots of updates held in the building.

Buses: 24, 165, 166, 66 and Metro Guy-Concordia

Near to all amenities: Schools, Concordia University (5 minutes walking), McGill University (10 minutes walking), Dawson and Lasalle Colleges (20 minutes walking)

Hospitals: Montreal General Hospital (5 minutes walking), Royal Victoria Hospital (15 minutes walking)

Source: SOCIÉTÉ IMMOBILIÈRE LARRY SHAPIRO INC., Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$249,000

3470 Rue Simpson, apt. 1103, Ville-Marie (Montréal), H3G 2J5 (Sherbrooke ouest)

Centris® No. 21883795 (Active)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	30 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	30 days PP/PR Accepted
Floor	11	Lot Eval.	\$28,900 (2014)
Building Type	Detached	Building Eval.	\$186,800 (2014)
Year Built	1976	Mun. Taxes	\$1,717 (2014)
Plan Priv. Portion Area	592.00 sqft	School Taxes	\$374 (2014)
Lot Area		Condominium Fees	\$ 4,320 (\$ 360/month)
Expected Delivery Date			
Cert. of Location	Yes (2004)		
Body of Water			



Rooms	4	Bedrooms	1+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
11		Kitchen		11 X 9.5 ft	Laminate floor
11		Dinette		10 X 9 ft	Laminate floor
11		Bathroom		5 X 7 ft	Tiles
11		Master bedroom		18 X 11.8 ft	Carpet
11		Living room		10.4 X 10 ft	Laminate floor



Inclusions

réfrigérateur- cuisinière -micro ondes-hotte- rideaux-
 fixtures électriques halogènes- miroirs

Exclusions



Sewage System	Municipality	Heating System	Electric baseboard units	Equip./Serv.	Elevator(s), Wall-mounted air conditioning
Water Supply	Municipality				
Pool	Heated, Indoor, Inground	Water (access)			
Cadastre Parking		Fireplace-Stove	No	Renovations	
Parking					

par respect moitié commission VENDEUR TRES MOTIVÉ

Magnifique Condo situé au dernier étage 11ième avec vue panoramique sur le centre ville de Montréal.
 Intimité assurée, vue dégagée avec maximum de lumière
 Proche des universités, Hôpital Général, services, métro Guy.

La cuisine spacieuse ouverte a été rénovée, la salle de bain et le plancher également. Chambre à coucher très éclairée .

Disponible immédiatement et facile à visiter !

**** VENDEUR MOTIVÉ ****

Source: PROPRIO DIRECT, Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



Alexander Kay, Real Estate Broker
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\$239,000/\$1,300/month X 12 month(s)

Centris® No. 12458282 (Active)

3470 Rue Simpson, apt. 405, Ville-Marie (Montréal), H3G 2J5 (Sherbrooke Ouest)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	15 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	15 days PP/PR Accepted
Floor	4	Lot Eval.	\$164,200 (2014)
Building Type	Detached	Building Eval.	\$26,300 (2014)
Year Built	1976	Mun. Taxes	\$1,505 (2013)
Plan Priv. Portion Area	50.00 sqm	School Taxes	\$347 (2013)
Lot Area		Condominium Fees	\$ 4,704 (\$ 392/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
4		Master bedroom		15 X 10.5 ft	Laminate floor
4		Living room		16 X 11 ft	Laminate floor
4		Kitchen		18 X 8 ft	Laminate floor
4		Bathroom		7 X 5 ft	Ceramic



Inclusions

Climatiseur mural-réfrigérateur-cuisinière-lave vaisselle
 appareils très peu utilisé, 1 an d'utilisation-le tout donné
 sans garantie légale de garantie

Exclusions



Sewage System	Municipality	Heating System	Electric baseboard	Equip./Serv.	Elevator(s), Wall-mounted air conditioning
Water Supply	Municipality		units		
Pool	Heated, Indoor, Inground	Water (access)			
Cadastre Parking		Fireplace-Stove	No	Renovations	
Parking					

Vendeur très motivé

Affaire à saisir*Prix révisé à la baisse*Vendeur très motivé*

Condo ensoleillé, bien orienté, entièrement rénové avec matériaux de qualité.Magnifique cuisine à aire ouverte.

Salle de bain moderne et neuve.

Idéal pour investissement pour jeune professionnel, ou étudiant, proximité des Universités et du centre ville. Facile à louer !

Proche du Musée des Beaux-Arts, parc et des Universitée

Les frais de copropriété incluent électricité-eau chaude-chauffage-climatisation-entretien piscine et jardin paysager-services sécurité 24h.

Disponibilité immédiate !

Source: PROPRIO DIRECT, Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$245,000

Centris® No. 21502419 (Active)

3470 Rue Simpson, apt. 501, Ville-Marie (Montréal), H3G 2J5 (Sherbrooke Ouest)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	15 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	15 days PP/PR Accepted
Floor	5	Lot Eval.	\$29,500 (2014)
Building Type	Detached	Building Eval.	\$169,000 (2014)
Year Built	1976	Mun. Taxes	\$1,580 (2014)
Plan Priv. Portion Area	56.10 sqm	School Taxes	\$347 (2014)
Lot Area		Condominium Fees	\$ 4,404 (\$ 367/month)
Expected Delivery Date			
Cert. of Location	Yes (2009)		
Body of Water			



Rooms	6	Bedrooms	1+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
GF		Master bedroom		13 X 12 ft	Laminate floor
GF		Kitchen		7 X 7 ft	Ceramic
GF		Dining room		10 X 7 ft	Laminate floor
GF		Living room		17 X 10 ft	Laminate floor
GF		Bathroom		5 X 7 ft	Granite
GF		Storage		3 X 4 ft	Ceramic



Inclusions

cuisinière-hotte de
 cuisine-réfrigérateur-lave-vaisselle-climatiseur-stores

Exclusions



Sewage System	Municipality	Heating System	Electric baseboard units	Equip./Serv.	Elevator(s), Wall-mounted air conditioning, Intercom, Sauna, Alarm system
Water Supply	Municipality				
Pool	Heated, Indoor, Inground	Water (access)			
Cadastre Parking		Fireplace-Stove	No	Renovations	
Parking					

moitié commission

Unité de coin ensoleillée présentant plusieurs valeurs ajoutées

- Magnifique condo éclairé vue sur le centre ville de Montréal
- Entièrement rénové avec goût, fonctionnel et chaleureux
- Cuisine à aire ouverte, invitante et moderne
- Agencement optimal avec beaucoup de rangement

Au coeur de Montréal, proche du métro Guy, des universités, du quartier des affaires, du Musée des Beaux-Arts.

Les frais de copropriété incluent électricité-eau chaude-chauffage-climatisation-entretien piscine et jardin paysager-services sécurité 24h.

Source: PROPRIO DIRECT, Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$249,000

3470 Rue Simpson, apt. 605, Ville-Marie (Montréal), H3G 2J5 (SHERBROOKE)

Centris® No. 21850441 (Active)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	30 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	30 days PP/PR Accepted
Floor	6	Lot Eval.	\$26,300 (2014)
Building Type	Attached	Building Eval.	\$164,200 (2014)
Year Built	1972	Mun. Taxes	\$1,665 (2014)
Plan Priv. Portion Area	538.00 sqft	School Taxes	\$333 (2014)
Lot Area		Condominium Fees	\$ 3,924 (\$ 327/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
6		Bedroom		14.11 X 10.4 ft	Parquetry
6		Living room		18 X 12.1 ft	Parquetry
6		Kitchen		5.4 X 7.2 ft	Ceramic
6		Bathroom		7.1 X 4.10 ft	Ceramic
6		Hall		8.7 X 6.2 ft	Parquetry



Inclusions
 stove,fridge,light fixtures,curtains and rods

Exclusions



Sewage System	Municipality	Heating System	Electric baseboard units	Equip./Serv.	Elevator(s), Wall-mounted air conditioning, Sprinklers
Water Supply	Municipality	Water (access)		Renovations	
Pool	Heated, Indoor	Fireplace-Stove	No		
Cadastre Parking					
Parking					

In the heart of downtown Montreal! You can't find better location :5-10 minutes walking distance to Concordia U,Metro Guy-Concordia,CLSC,Montreal General hospital,Parc du Mont-Royal,etc.

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$230,000

3480 Rue Simpson, apt. 101, Ville-Marie (Montréal), H3G 2N7 (Sherbrooke Ouest)

Centris® No. 28013872 (Active)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	15 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	15 days PP/PR Accepted
Floor	GL	Lot Eval.	\$28,100 (2014)
Building Type	Detached	Building Eval.	\$186,800 (2014)
Year Built	1976	Mun. Taxes	\$1,711 (2014)
Plan Priv. Portion Area	573.00 sqft	School Taxes	\$375 (2014)
Lot Area		Condominium Fees	\$ 4,176 (\$ 348/month)
Expected Delivery Date			
Cert. of Location	Yes (2005)		
Body of Water			



Rooms	5	Bedrooms	1+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
GF		Master bedroom		13.7 X 12 ft	Laminate floor
GF		Dinette		10 X 7 ft	Laminate floor
GF		Kitchen		10 X 7 ft	Laminate floor
GF		Living room		10.6 X 8 ft	Laminate floor
GF		Bathroom		5 X 7 ft	Ceramic



Inclusions

réfrigérateur - cuisinière - micro-onde - fixtures électriques-climatiseur

Exclusions

lit-sofa-tv-meubles



Sewage System	Municipality	Heating System	Electric baseboard	Equip./Serv.
Water Supply	Municipality		units	
Pool	Heated, Indoor, Inground	Water (access)		
Cadastre Parking		Fireplace-Stove	No	Renovations
Parking				

Condo complètement équipé et meublé, avec vue sur le jardin
 Centre ville de Montréal, proche du Musée des Beaux Arts, Métro, Universités.
 Disponibilité immédiate

Source: PROPRIO DIRECT, Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$218,000

1200 Rue St-Alexandre, apt. 126, Ville-Marie (Montréal), H3B 3H5 (St Catherine West)

Centris® No. 24414461 (Active)

Seller's Declaration

No

Property Type	Loft/Studio (Div.)	Occupancy	30 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	30 days PP/PR Accepted
Floor	GF	Lot Eval.	\$27,200 (2012)
Building Type	Attached	Building Eval.	\$160,100 (2012)
Year Built	2009	Mun. Taxes	\$1,499 (2014)
Gross Priv. Portion Area	538.00 sqft	School Taxes	\$327 (2014)
Lot Area		Condominium Fees	\$ 1,464 (\$ 122/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	3	Bedrooms	1+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
GF		Bedroom		9.9 X 9.6 ft	Wood
GF		Living room		13.4 X 17.5 ft	Wood
GF		Kitchen		3 X 9 ft	Wood



Inclusions

Wireless internet included in condo fees!! Fridge, stove, dishwasher, washer, dryer, bed, desk, futon sofa, pantry, bookshelf, light fixtures, blinds, hot water tank, dresser in bedroom, dining table & 4 chairs, desk chair,

Exclusions



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

Fully furnished loft in the heart of downtown! Very modern kitchen and bathroom! Services include rooftop pool, gym, party room. Excellent location in walking distance to many services, restaurants, offices and much more. Less than 5 min to McGill Metro! Ideal for young professional, students, investors or a pied a terre! Make an offer!

Very close to:

- Metro McGill
- Many office towers
- Quartier des spectacles
- Place des arts
- Thousands of stores and boutiques
- Many restaurants

Services in the building include:

- Intercom

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$239,000

1200 Rue St-Alexandre, apt. 219, Ville-Marie (Montréal), H3B 3H5 (rené-lévesques)

Centris® No. 14128341 (Active)

Seller's Declaration

Yes

Property Type	Loft/Studio (Div. 0.35 %)	Occupancy	90 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	90 days PP/PR Accepted
Floor	2	Lot Eval.	\$29,700 (2014)
Building Type	Detached	Building Eval.	\$164,200 (2014)
Year Built	2009	Mun. Taxes	\$1,551 (2014)
Plan Priv. Portion Area	48.50 sqm	School Taxes	\$340 (2014)
Lot Area		Condominium Fees	\$ 1,596 (\$ 133/month)
Expected Delivery Date			
Cert. of Location	Yes (2009)		
Body of Water			



Rooms	4	Bedrooms	1+0	Bathrooms and Powder Rooms	1+0
Level	Room		Size	Floor Covering	
2	Master bedroom		8.4 X 12.9 ft irr	Laminate floor	
2	Living room		10 X 22.2 ft irr	Laminate floor	
2	Kitchen		7.7 X 8 ft irr	Ceramic	
2	Bathroom		8.8 X 6.7 ft irr	Ceramic	
2	Storage		5 X 5 ft irr	Ceramic	
BA1	Storage		4 X 4 ft irr	Concrete	



Inclusions

lit escamotable sauf matelas, laveuse, sécheuse, lave-vaisselle, hotte four micro-ondes, air climatisé mural, tous les luminaires. 2 rideaux pour les fenêtres, chauffe-eau.

Exclusions



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

Superbe loft urbain très bien situé au coeur du centre-ville, à quelques pas des universités, du métro McGill, du quartier des affaires, du vieux-port et du quartier des spectacles, vous serez charmé par cette copropriété très luxueuse. Comprenant une piscine extérieure chauffée, gym et salle de jeux, tous vos besoins seront comblés. Bonne visite!

Source: ROYAL LEPAGE ST-JEAN, Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$249,000

1200 Rue St-Alexandre, apt. 507, Ville-Marie (Montréal), H3B 3H5 (St Catherine)

Centris® No. 22155164 (Active)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	15 days PP/PR Accepted
Style	Two or more storey	Deed of Sale Signature	15 days PP/PR Accepted
Floor	5	Lot Eval.	\$34,800 (2012)
Building Type	Attached	Building Eval.	\$194,900 (2012)
Year Built	2011	Mun. Taxes	\$1,888 (2014)
Gross Priv. Portion Area	45.60 sqm	School Taxes	\$323 (2014)
Lot Area		Condominium Fees	\$ 1,860 (\$ 155/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	4	Bedrooms	1+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
5		Bathroom		7.9 X 6.3 ft	Ceramic
5		Bedroom		9.8 X 8.3 ft	Wood
5		Kitchen		11.3 X 9.3 ft	Wood
5		Living room		8.3 X 11.3 ft	Wood



Inclusions

Fridge, stove, dishwasher, microwave, sofa, desk, desk chair, library, bed, 2 dressers, 4 kitchen chairs, all light fixtures, blinds

Exclusions

Table



Sewage System	Municipality	Heating System	Electric baseboard units	Equip./Serv.	
Water Supply	Municipality	Water (access)			
Pool	Heated, Inground	Fireplace-Stove	No	Renovations	
Cadastre Parking					
Parking					

Beautiful 1 bedroom loft in the perfect location. Exposed concrete high ceilings (10 ft), superior sound proofing and an open concept floor plan. Large windows that allow for lots of light. The building features a rooftop pool, a fully equipped gym and a common game room. Located in the heart of downtown and close to universities + public transpo

Great loft, practically new! Exceptionally well located in the heart of downtown. In walking distance to all amenities

Bathroom
 Tiled bathroom with a large vanity
 Glass shower
 lots of closet space!
 connection for a washer and a dryer

Kitchen
 Quartz countertop

Source: ROYAL LEPAGE HERITAGE, Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$249,000

Centris® No. 27265640 (Active)

1449 Rue St-Alexandre, apt. 807, Ville-Marie (Montréal), H3A 2G6 (ste-catherine)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	7 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	7 days PP/PR Accepted
Floor	8	Lot Eval.	\$24,800 (2014)
Building Type	Attached corner unit	Building Eval.	\$227,700 (2014)
Year Built	2002	Mun. Taxes	\$2,055 (2014)
Plan Priv. Portion Area	60.00 sqm	School Taxes	\$453 (2014)
Lot Area		Condominium Fees	\$ 3,000 (\$ 250/month)
Expected Delivery Date			
Cert. of Location	Yes (2002)		
Body of Water	municipal		



Rooms	3	Bedrooms	1+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
8		Living room		14.11 X 12.11 ft	Wood
8		Kitchen		10.7 X 7.7 ft	Ceramic
8		Master bedroom		14.5 X 9.4 ft	Wood



Inclusions
 Fridge, stove, dishwasher, washer, dryer...all without legal warranty Curtains and stores

Exclusions
 The furniture - possibility to sell --- Hot water tank leased for 17\$



Sewage System	Municipality	Heating System	Electric baseboard units	Equip./Serv.	Elevator(s), Central air conditioning, Air exchange system, Intercom
Water Supply	Municipality	Water (access)		Renovations	
Pool		Fireplace-Stove	No		
Cadastre Parking					
Parking					

Beautiful condo in Loft St-James with 10 feet ceiling located in a prime location near McGill university, Victoria Hospitals, metro and Ste Catherine. Currently empty. Easy to visit. Well priced for a quick sale.

The Lofts St-James is one of Montreal's finest examples of quality construction and architectural design, winning the 2002 ACQ Award for Multi-Domestic Restoration Projects. Originally built in 1928, the Lofts St-James Project is now home to 120 luxury residential units. Visitors are greeted by a gorgeous entrance hall and waiting area. There is 24-hour surveillance, a 7-day concierge, a 7-night doorman/security (10pm-6am), a gym & conference room, a beautiful rooftop terrasse with spectacular view, & in-house janitorial services. Hallways are large & spacious, and there are 2 main elevators as well as a 3rd freight

Source: GROUPE IMMOBILIER PRÉMIUM INC., Real Estate Agency, CENTURY 21 IMMO-PLUS, Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$156,000

Centris® No. 12118654 (Active)

1614 Rue St-Dominique, Ville-Marie (Montréal), H2X 2W8 (ontario)

Seller's Declaration

Yes

Property Type	Apartment (Div. 6.46 %)	Occupancy	60 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	60 days PP/PR Accepted
Floor	3	Lot Eval.	
Building Type	Attached	Building Eval.	\$71,733 (2014)
Year Built	1869	Mun. Taxes	\$636 (2014)
Plan Priv. Portion Area	52.00 sqm	School Taxes	\$122 (2013)
Lot Area		Condominium Fees	\$ 1,777 (\$ 149/month)
Expected Delivery Date			
Cert. of Location	Yes (2014)		
Body of Water			



Rooms	3	Bedrooms	1+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
3		Kitchen		11 X 8.5 ft irr	Wood
3		Living room		13.4 X 9 ft	Wood
3		Master bedroom		14.2 X 11.3 ft	Wood



Inclusions

Fixtures,Réservoir d'eau chaude

Exclusions

Effet personnel



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

Condo a quelques pas de tous les services,transport en commun,Place des Arts,Université,Vieux Montréal,centre ville.
 Secteur de choix une visite vous convaincra!!!

Source: GROUPE SUTTON SYNERGIE INC., Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$239,000

1251 Rue St-Marc, apt. 1, Ville-Marie (Montréal), H3H 2E8 (Ste-Catherine)

Centris® No. 22951904 (Active)

Seller's Declaration

No

Property Type	Apartment (Und. 3.43 %)	Occupancy	15 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	15 days PP/PR Accepted
Floor	GF	Lot Eval.	\$526,800 (2014)
Building Type	Attached corner unit	Building Eval.	\$3,673,200 (2014)
Year Built	1928	Mun. Taxes	\$1 (2014)
Plan Share Area	590.00 sqft	School Taxes	\$1 (2014)
Lot Area		Condominium Fees	\$ 12 (\$ 1/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	5	Bedrooms	2+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
3		Living room		1 X 1 m irr	Wood
3		Kitchen		1 X 1 m irr	Ceramic
3		Bathroom		1 X 1 m irr	Ceramic
3		Bedroom		1 X 1 m irr	Wood
3		Bedroom		1 X 1 m irr	Wood

Inclusions

The condo fees INCLUDE: building insurance, heating, municipal and school taxes, maintenance of common areas, administration and management fees, contingency fund

Exclusions

Electricity

Sewage System	Municipality	Heating System	Hot water	Equip./Serv.	
Water Supply	Municipality				
Pool		Water (access)			
Cadastre Parking		Fireplace-Stove	No	Renovations	Heating - 2007, Electricity - 2011, Plumbing - 2011, Roof covering - 2006, Bathroom - 2011
Parking					

The 1251 St-Marc: Renovated and bright appartments in a magnificent building located in a prime downtown location, steps away from Concordia University, the metro Guy-Concordia and the Montreal Hospital for Children. Hard wood floors, elevator, storage.

PICTURES TO COME

Building situated in the HEART OF DOWNTOWN, in a strategic location, near restaurants, boutiques, shops, grocery stores, Concordia University, metro Guy-Concordia, and the Montreal Children's Hospital. Renovated with hardwood floors, elevator, and storage.

Quote-part: 3.43%

Minimum 20% cashdown

Declaration of co-ownership: to come

The condo fees include: building insurance, heating, municipal and school taxes, maintenance of common areas, administration and management fees, contingency fund

The budget is only a forecast and is subject to modifications

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$245,000

1251 Rue St-Marc, apt. 10, Ville-Marie (Montréal), H3H 2E8 (Ste-Catherine)

Centris® No. 12570481 (Active)

Seller's Declaration

No

Property Type	Apartment (Und. 3.39 %)	Occupancy	15 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	15 days PP/PR Accepted
Floor	3	Lot Eval.	\$526,800 (2014)
Building Type	Attached corner unit	Building Eval.	\$3,673,200 (2014)
Year Built	1928	Mun. Taxes	\$1 (2014)
Plan Share Area	590.00 sqft	School Taxes	\$1 (2014)
Lot Area		Condominium Fees	\$ 3,804 (\$ 317/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	5	Bedrooms	2+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
3		Living room		1 X 1 m irr	Wood
3		Kitchen		1 X 1 m irr	Ceramic
3		Bathroom		1 X 1 m irr	Ceramic
3		Bedroom		1 X 1 m irr	Wood
3		Bedroom		1 X 1 m irr	Wood

Inclusions

The condo fees INCLUDE: building insurance, heating, municipal and school taxes, maintenance of common areas, administration and management fees, contingency fund

Exclusions

Electricity

Sewage System	Municipality	Heating System	Hot water	Equip./Serv.	
Water Supply	Municipality				
Pool		Water (access)			
Cadastre Parking		Fireplace-Stove	No	Renovations	Heating - 2007, Electricity - 2011, Plumbing - 2011, Roof covering - 2006, Bathroom - 2011
Parking					

The 1251 St-Marc: Renovated and bright appartments in a magnificent building located in a prime downtown location, steps away from Concordia University, the metro Guy-Concordia and the Montreal Hospital for Children. Hard wood floors, elevator, storage.

PICTURES TO COME

Building situated in the HEART OF DOWNTOWN, in a strategic location, near restaurants, boutiques, shops, grocery stores, Concordia University, metro Guy-Concordia, and the Montreal Children's Hospital. Renovated with hardwood floors, elevator, and storage.

Quote-part: 3.393%

Minimum 20% cashdown

Notary for the transaction: Me Louis Bourque

A deposit of 5000\$ must be given with each promise to purchase. The cheque must be made to: Me Louis Bourque, in trust

The financing must be done at the Caisse Populaire Desjardins, with M. Steve George

Declaration of co-ownership: to come

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



Alexander Kay, Real Estate Broker
RE/MAX ACTION INC.
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\$250,000

1251 Rue St-Marc, apt. 14, Ville-Marie (Montréal), H3H 2E8 (Ste-Catherine)

Centris® No. 28530500 (Active)

Seller's Declaration

No

Property Type	Apartment (Und. 3.47 %)	Occupancy	15 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	15 days PP/PR Accepted
Floor	4	Lot Eval.	\$526,800 (2014)
Building Type	Attached corner unit	Building Eval.	\$3,673,200 (2014)
Year Built	1928	Mun. Taxes	\$1 (2014)
Plan Share Area	604.00 sqft	School Taxes	\$1 (2014)
Lot Area		Condominium Fees	\$ 3,804 (\$ 317/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	5	Bedrooms	2+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
3		Living room		1 X 1 m irr	Wood
3		Kitchen		1 X 1 m irr	Ceramic
3		Bathroom		1 X 1 m irr	Ceramic
3		Bedroom		1 X 1 m irr	Wood
3		Bedroom		1 X 1 m irr	Wood

Inclusions

The condo fees INCLUDE: building insurance, heating, municipal and school taxes, maintenance of common areas, administration and management fees, contingency fund

Exclusions

Electricity

Sewage System	Municipality	Heating System	Hot water	Equip./Serv.	
Water Supply	Municipality				
Pool		Water (access)			
Cadastre Parking					
Parking		Fireplace-Stove	No	Renovations	Heating - 2007, Electricity - 2011, Plumbing - 2011, Roof covering - 2006, Bathroom - 2011

The 1251 St-Marc: Renovated and bright appartments in a magnificent building located in a prime downtown location, steps away from Concordia University, the metro Guy-Concordia and the Montreal Hospital for Children. Hard wood floors, elevator, storage.

PICTURES TO COME

Building situated in the HEART OF DOWNTOWN, in a strategic location, near restaurants, boutiques, shops, grocery stores, Concordia University, metro Guy-Concordia, and the Montreal Children's Hospital. Renovated with hardwood floors, elevator, and storage.

Quote-part: 3.473%

Minimum 20% cashdown

Notary for the transaction: Me Louis Bourque

A deposit of 5000\$ must be given with each promise to purchase. The cheque must be made to: Me Louis Bourque, in trust

The financing must be done at the Caisse Populaire Desjardins, with M. Steve George

Declaration of co-ownership: to come

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$210,000

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

Centris® No. 18890272 (Active)

Seller's Declaration

No

Property Type	Apartment (Und. 2.66 %)	Occupancy	15 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	15 days PP/PR Accepted
Floor	GF	Lot Eval.	\$526,800 (2014)
Building Type	Attached corner unit	Building Eval.	\$3,673,200 (2014)
Year Built	1928	Mun. Taxes	\$1 (2014)
Plan Share Area	462.00 sqft	School Taxes	\$1 (2014)
Lot Area		Condominium Fees	\$ 2,976 (\$ 248/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	3	Bedrooms	1+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
GF		Living room		1 X 1 m irr	Wood
GF		Bedroom		1 X 1 m irr	Wood
GF		Kitchen		1 X 1 m irr	Wood
GF		Bathroom		1 X 1 m irr	Concrete

Inclusions
 The condo fees INCLUDE: building insurance, heating, municipal and school taxes, maintenance of common areas, administration and management fees, contingency fund

Exclusions
 Electricity

Sewage System	Municipality	Heating System	Hot water	Equip./Serv.	
Water Supply	Municipality				
Pool		Water (access)			
Cadastre Parking					
Parking		Fireplace-Stove	No	Renovations	Heating - 2007, Electricity - 2011, Plumbing - 2011, Roof covering - 2006, Bathroom - 2011

The 1251 St-Marc: Renovated and bright appartments in a magnificent building located in a prime downtown location, steps away from Concordia University, the metro Guy-Concordia and the Montreal Hospital for Children. Hard wood floors, elevator, storage.

PICTURES TO COME

Building situated in the HEART OF DOWNTOWN, in a strategic location, near restaurants, boutiques, shops, grocery stores, Concordia University, metro Guy-Concordia, and the Montreal Children's Hospital. Renovated with hardwood floors, elevator, and storage.

Quote-part: 2.657%
 Minimum 20% cashdown
 Notary for the transaction: Me Louis Bourque
 A deposit of 5000\$ must be given with each promise to purchase. The cheque must be made to: Me Louis Bourque, in trust
 The financing must be done at the Caisse Populaire Desjardins, with M. Steve George
 Declaration of co-ownership: to come

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$239,000

1251 Rue St-Marc, apt. 3, Ville-Marie (Montréal), H3H 2E8 (Ste-Catherine)

Centris® No. 22953795 (Active)

Seller's Declaration

No

Property Type	Apartment (Und. 3.67 %)	Occupancy	15 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	15 days PP/PR Accepted
Floor	GF	Lot Eval.	\$526,800 (2014)
Building Type	Attached corner unit	Building Eval.	\$3,673,200 (2014)
Year Built	1928	Mun. Taxes	\$1 (2014)
Plan Share Area	638.00 sqft	School Taxes	\$1 (2014)
Lot Area		Condominium Fees	\$ 4,104 (\$ 342/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	3	Bedrooms	0+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
GF		Living room		1 X 1 m irr	Wood
GF		Kitchen		1 X 1 m irr	Wood
GF		Bathroom		1 X 1 m irr	Concrete

Inclusions

The condo fees INCLUDE: building insurance, heating, municipal and school taxes, maintenance of common areas, administration and management fees, contingency fund

Exclusions

Electricity

Sewage System	Municipality	Heating System	Hot water	Equip./Serv.	
Water Supply	Municipality				
Pool		Water (access)			
Cadastre Parking		Fireplace-Stove	No	Renovations	Heating - 2007, Electricity - 2011, Plumbing - 2011, Roof covering - 2006, Bathroom - 2011
Parking					

The 1251 St-Marc: Renovated and bright appartments in a magnificent building located in a prime downtown location, steps away from Concordia University, the metro Guy-Concordia and the Montreal Hospital for Children. Hard wood floors, elevator, storage.

PICTURES TO COME

Building situated in the HEART OF DOWNTOWN, in a strategic location, near restaurants, boutiques, shops, grocery stores, Concordia University, metro Guy-Concordia, and the Montreal Children's Hospital. Renovated with hardwood floors, elevator, and storage.

Quote-part: 3.665%

Minimum 20% cashdown

Notary for the transaction: Me Louis Bourque

A deposit of 5000\$ must be given with each promise to purchase. The cheque must be made to: Me Louis Bourque, in trust

The financing must be done at the Caisse Populaire Desjardins, with M. Steve George

Declaration of co-ownership: to come

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$250,000

1251 Rue St-Marc, apt. 4, Ville-Marie (Montréal), H3H 2E8 (Ste-Catherine)

Centris® No. 13137771 (Active)

Seller's Declaration

No

Property Type	Apartment (Und. 3.95 %)	Occupancy	15 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	15 days PP/PR Accepted
Floor	GF	Lot Eval.	\$526,800 (2014)
Building Type	Attached corner unit	Building Eval.	\$3,673,200 (2014)
Year Built	1928	Mun. Taxes	\$1 (2014)
Plan Share Area	687.00 sqft	School Taxes	\$1 (2014)
Lot Area		Condominium Fees	\$ 4,416 (\$ 368/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	3	Bedrooms	2+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
GF		Living room		1 X 1 m irr	Wood
GF		Kitchen		1 X 1 m irr	Ceramic
GF		Bathroom		1 X 1 m irr	Ceramic
GF		Bedroom		1 X 1 m irr	Wood
GF		Bedroom		1 X 1 m irr	Wood
GF		Living room		1 X 1 m irr	Wood

Inclusions
 The condo fees INCLUDE: building insurance, heating, municipal and school taxes, maintenance of common areas, administration and management fees, contingency fund

Exclusions
 Electricity

Sewage System	Municipality	Heating System	Hot water	Equip./Serv.	
Water Supply	Municipality				
Pool		Water (access)			
Cadastre Parking					
Parking		Fireplace-Stove	No	Renovations	Heating - 2007, Electricity - 2011, Plumbing - 2011, Roof covering - 2006, Bathroom - 2011

The 1251 St-Marc: Renovated and bright appartments in a magnificent building located in a prime downtown location, steps away from Concordia University, the metro Guy-Concordia and the Montreal Hospital for Children. Hard wood floors, elevator, storage.

PICTURES TO COME

Building situated in the HEART OF DOWNTOWN, in a strategic location, near restaurants, boutiques, shops, grocery stores, Concordia University, metro Guy-Concordia, and the Montreal Children's Hospital. Renovated with hardwood floors, elevator, and storage.

Quote-part: 3.949%
 Minimum 20% cashdown
 Notary for the transaction: Me Louis Bourque
 A deposit of 5000\$ must be given with each promise to purchase. The cheque must be made to: Me Louis Bourque, in trust
 The financing must be done at the Caisse Populaire Desjardins, with M. Steve George
 Declaration of co-ownership: to come

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$239,000

1251 Rue St-Marc, apt. 6, Ville-Marie (Montréal), H3H 2E8 (Ste-Catherine)

Centris® No. 22454003 (Active)

Seller's Declaration

No

Property Type	Apartment (Und. 3.4 %)	Occupancy	15 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	15 days PP/PR Accepted
Floor	GF	Lot Eval.	\$526,800 (2014)
Building Type	Attached corner unit	Building Eval.	\$3,673,200 (2014)
Year Built	1928	Mun. Taxes	\$1 (2014)
Plan Share Area	592.00 sqft	School Taxes	\$1 (2014)
Lot Area		Condominium Fees	\$ 3,804 (\$ 317/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	3	Bedrooms	2+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
2		Living room		1 X 1 m irr	Wood
2		Kitchen		1 X 1 m irr	Ceramic
2		Bathroom		1 X 1 m irr	Ceramic
2		Bedroom		1 X 1 m irr	Wood
2		Bedroom		1 X 1 m irr	Wood
2		Living room		1 X 1 m irr	Wood

Inclusions
 The condo fees INCLUDE: building insurance, heating, municipal and school taxes, maintenance of common areas, administration and management fees, contingency fund

Exclusions
 Electricity

Sewage System	Municipality	Heating System	Hot water	Equip./Serv.	
Water Supply	Municipality				
Pool		Water (access)			
Cadastre Parking		Fireplace-Stove	No	Renovations	Heating - 2007, Electricity - 2011, Plumbing - 2011, Roof covering - 2006, Bathroom - 2011
Parking					

The 1251 St-Marc: Renovated and bright appartments in a magnificent building located in a prime downtown location, steps away from Concordia University, the metro Guy-Concordia and the Montreal Hospital for Children. Hard wood floors, elevator, storage.

PICTURES TO COME

Building situated in the HEART OF DOWNTOWN, in a strategic location, near restaurants, boutiques, shops, grocery stores, Concordia University, metro Guy-Concordia, and the Montreal Children's Hospital. Renovated with hardwood floors, elevator, and storage.

Quote-part: 3.399%
 Minimum 20% cashdown
 Notary for the transaction: Me Louis Bourque
 A deposit of 5000\$ must be given with each promise to purchase. The cheque must be made to: Me Louis Bourque, in trust
 The financing must be done at the Caisse Populaire Desjardins, with M. Steve George
 Declaration of co-ownership: to come

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$249,000

1251 Rue St-Marc, apt. 7, Ville-Marie (Montréal), H3H 2E8 (Ste-Catherine)

Centris® No. 17313004 (Active)

Seller's Declaration

No

Property Type	Apartment (Und. 3.62 %)	Occupancy	15 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	15 days PP/PR Accepted
Floor	GF	Lot Eval.	\$526,800 (2014)
Building Type	Attached corner unit	Building Eval.	\$3,673,200 (2014)
Year Built	1928	Mun. Taxes	\$1 (2014)
Plan Share Area	630.00 sqft	School Taxes	\$1 (2014)
Lot Area		Condominium Fees	\$ 4,044 (\$ 337/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	3	Bedrooms	2+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
2		Living room		1 X 1 m irr	Wood
2		Kitchen		1 X 1 m irr	Ceramic
2		Bathroom		1 X 1 m irr	Ceramic
2		Bedroom		1 X 1 m irr	Wood
2		Bedroom		1 X 1 m irr	Wood
2		Living room		1 X 1 m irr	Wood

Inclusions
 The condo fees INCLUDE: building insurance, heating, municipal and school taxes, maintenance of common areas, administration and management fees, contingency fund

Exclusions
 Electricity

Sewage System	Municipality	Heating System	Hot water	Equip./Serv.	
Water Supply	Municipality				
Pool		Water (access)			
Cadastre Parking		Fireplace-Stove	No	Renovations	Heating - 2007, Electricity - 2011, Plumbing - 2011, Roof covering - 2006, Bathroom - 2011
Parking					

The 1251 St-Marc: Renovated and bright appartments in a magnificent building located in a prime downtown location, steps away from Concordia University, the metro Guy-Concordia and the Montreal Hospital for Children. Hard wood floors, elevator, storage.

PICTURES TO COME

Building situated in the HEART OF DOWNTOWN, in a strategic location, near restaurants, boutiques, shops, grocery stores, Concordia University, metro Guy-Concordia, and the Montreal Children's Hospital. Renovated with hardwood floors, elevator, and storage.

Quote-part: 3.616%
 Minimum 20% cashdown
 Notary for the transaction: Me Louis Bourque
 A deposit of 5000\$ must be given with each promise to purchase. The cheque must be made to: Me Louis Bourque, in trust
 The financing must be done at the Caisse Populaire Desjardins, with M. Steve George
 Declaration of co-ownership: to come

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$169,000

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

Centris® No. 21350914 (Active)

Seller's Declaration

No

Property Type	Loft/Studio (Und. 2.02 %	Occupancy	18 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	15 days PP/PR Accepted
Floor	BAS	Lot Eval.	\$526,800 (2011)
Building Type	Semi-detached	Building Eval.	\$3,673,200 (2011)
Year Built	1928	Mun. Taxes	\$1 (2014)
Plan Share Area	32.80 sqm	School Taxes	\$1 (2014)
Lot Area	342.06 sqm	Condominium Fees	\$ 2,280 (\$ 190/month)
Expected Delivery Date			
Cert. of Location	Yes (2010)		
Body of Water			



Rooms	2	Bedrooms	1+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	
BA1		Bedroom		13 X 9.11 ft irr	Wood
BA1		Bathroom		6 X 6.1 ft irr	Wood
2		Kitchen		11 X 6 ft irr	Ceramic



Inclusions

ALL FURNITURE INCLUDED , TV, fridge, microwave, dish washer, wall mounted A/C,

Exclusions



Sewage System	Municipality	Heating System	Hot water, Radiant	Equip./Serv.	Elevator(s), Laundry room, Intercom
Water Supply	Municipality				
Pool		Water (access)			
Cadastre Parking		Fireplace-Stove	No	Renovations	Kitchen - 2011, Electricity - 2011, Plumbing - 2011, Bathroom - 2011
Parking	License tag (2)				

beautifully renovated Studio situated down town, sold furnished! Great location, minutes away from restaurants, boutiques, Concordia University, metro Guy and MGH. perfect pied a terre or investment!!!,elevator & storage. Condo fees include:Heating,Municipal and School tax, permit parking avail for \$60/year with VDM

Condo sold furnished please refer to the pictures! everything stays

1 locker
 Wall mounted A/C
 very quiet

condo fee's include:
 heating,
 hot water,
 municipal and school taxes,

Source: GROUPE SUTTON IMMOBILIA INC., Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$174,000

1055 Rue St-Mathieu, apt. 351, Ville-Marie (Montréal), H3H 2S3 (René Lesvesques)

Centris® No. 28738346 (Active)

Seller's Declaration

Yes

Property Type	Loft/Studio (Div.)	Occupancy	35 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	30 days PP/PR Accepted
Floor	3	Lot Eval.	
Building Type	Attached	Building Eval.	
Year Built	1988	Mun. Taxes	\$1,055 (2014)
Plan Priv. Portion Area	389.00 sqft	School Taxes	\$218 (2014)
Lot Area		Condominium Fees	\$ 2,244 (\$ 187/month)
Expected Delivery Date			
Cert. of Location	Yes (1992)		
Body of Water			



Rooms	1	Bedrooms	0+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	
3		Studio		22.3 X 14.7 m	Floor Covering
					Parquetry



Inclusions

Meubles

Exclusions

Tables à mangé, les 4 chaises, meuble tv, table salon et bureau appartiennent pas au proprio peuvent être vendu séparément



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

En plein Centre-Ville magnifique condo de style loft tout meublé. Idéal pour pied à terre, à 5 minutes du quartier des affaires, près du Centre Bell. À voir absolument !

Source: VENDIRECT S.B., Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$185,000

Centris® No. 17188114 (Active)

1055 Rue St-Mathieu, apt. 444, Ville-Marie (Montréal), H3H 2S3 (RENE LEVESQUE)

Seller's Declaration

Yes

Property Type	Loft/Studio (Div.)	Occupancy	According to the leases
Style	One storey	Deed of Sale Signature	30 days PP/PR Accepted
Floor	4	Lot Eval.	\$28,600 (2014)
Building Type	Attached	Building Eval.	\$143,300 (2014)
Year Built	1987	Mun. Taxes	\$1,306 (2014)
Plan Priv. Portion Area	424.00 sqft	School Taxes	\$276 (2014)
Lot Area		Condominium Fees	\$ 2,388 (\$ 199/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	4	Bedrooms	0+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
4		Living room		18.1 X 6.6 ft	
4		Den		6.6 X 4.5 ft	
4		Kitchen		9.7 X 6.6 ft	
4		Bathroom		7.5 X 6 ft	



Inclusions
 Fridge, stove, micro-wave, all furniture, window coverings as is, with out warranty.

Exclusions



Sewage System	Municipality	Heating System	Electric baseboard units	Equip./Serv.	
Water Supply	Municipality	Water (access)			
Pool	Heated, Inground	Fireplace-Stove	No	Renovations	
Cadastre Parking					
Parking					

Beautiful apartment, very well located and near to all services: Metro station GUY, restaurants, cafés, highway 720 and more. Completely furnish. Condo fee includes heating, electricity, 24/7 janitor on call, outdoor pool heated, parking indoor \$130\$/month, Ideal for young professionals, students.

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$209,000

Centris® No. 17807872 (Active)

1055 Rue St-Mathieu, apt. 943, Ville-Marie (Montréal), H3H 2S3 (René Levesque)

Seller's Declaration

No

Property Type	Apartment (Div.)	Occupancy	According to the leases
Style	One storey	Deed of Sale Signature	30 days PP/PR Accepted
Floor	9	Lot Eval.	\$38,100 (2012)
Building Type	Detached	Building Eval.	\$177,400 (2012)
Year Built	1987	Mun. Taxes	\$1,725 (2014)
Plan Priv. Portion Area	557.00 sqft	School Taxes	\$377 (2013)
Lot Area		Condominium Fees	\$ 3,204 (\$ 267/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	4	Bedrooms	1+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
9th floor		Living room		10 X 9 ft	Ceramic
9th floor		Dining room		7 X 8 ft	Ceramic
9th floor		Kitchen		7 X 6 ft	Ceramic
9th floor		Master bedroom		13 X 10.5 ft	Ceramic



Inclusions

Stove, Fridge, dishwasher, curtains and all furniture in the condo

Exclusions



Sewage System	Municipality	Heating System		Equip./Serv.	Elevator(s), Central air conditioning
Water Supply	Municipality	Water (access)		Renovations	
Pool	Inground	Fireplace-Stove	No		
Cadastre Parking					
Parking	License tag (2)				

Condo Downtown- Walking distance to universities and hospitals, shopping and restaurants. Unit offers balcony, closed bedroom, all appliances and furniture. Currently rented until the month of December 2014. Security services, outdoor pool, vignette parking

Source: VIA CAPITALE CENTRE, Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am



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\$229,000

Centris® No. 26541696 (Active)

1077 Rue St-Mathieu, apt. 764, Ville-Marie (Montréal), H3H 2S3

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	According to the leases
Style	One storey	Deed of Sale Signature	30 days PP/PR Accepted
Floor	7	Lot Eval.	\$39,700 (2012)
Building Type	Detached	Building Eval.	\$151,800 (2012)
Year Built	1987	Mun. Taxes	\$1,560 (2014)
Plan Priv. Portion Area	580.00 sqft	School Taxes	\$410 (2013)
Lot Area		Condominium Fees	\$ 2,880 (\$ 240/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	4	Bedrooms	1+0	Bathrooms and Powder Rooms	1+0
Level	Room		Size	Floor Covering	
7th floor	Living room		16 X 13.2 ft	Laminate floor	
7th floor	Dining room		8 X 8 ft	Laminate floor	
7th floor	Kitchen		5 X 6 ft	Laminate floor	
7th floor	Bedroom		12 X 11 ft	Laminate floor	



Inclusions
 Fridge, stove, dishwasher, washer / dryer, sofa, armchair, tables, chairs, bed, tv, and more

Exclusions



Sewage System	Municipality	Heating System		Equip./Serv.	Elevator(s), Wall-mounted air conditioning
Water Supply	Municipality	Water (access)		Renovations	
Pool	Inground	Fireplace-Stove	No		
Cadastre Parking					
Parking	License tag (2)				

Downtown condo - close to universities and hospitals, shopping and restaurants. Unit with large balcony, closed bedroom, washer / dryer... all appliances and furniture are included, currently rented. Security services, outdoor pool, vignette parking

Source: VIA CAPITALE CENTRE, Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:19 am