



Alexander Kay, Real Estate Broker
RE/MAX ACTION INC.
 Real Estate Agency
 1314, av. Greene
 Westmount (QC) H3Z 2B1
<http://www.downtownmontreal-realestate.com>

514-979-1976 / 514-312-4233
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\$1,250,000

3577 Av. Atwater, apt. 1116, Ville-Marie (Montréal), H3H 2R2 (Sherbrooke)

Centris® No. 9644133 (Active)

Seller's Declaration

No

Property Type	Apartment (Div.)	Occupancy	90 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	90 days PP/PR Accepted
Floor	11	Lot Eval.	\$190,500 (2014)
Building Type	Attached	Building Eval.	\$679,900 (2014)
Year Built	1983	Mun. Taxes	\$7,114 (2014)
Plan Priv. Portion Area	1,977.00 sqft	School Taxes	\$1,574 (2014)
Lot Area		Condominium Fees	\$ 15,372 (\$ 1,281/month)
Expected Delivery Date			
Cert. of Location	Yes (2005)		
Body of Water			



Rooms	6	Bedrooms	2+1	Bathrooms and Powder Rooms	2+1
Level		Room		Size	Floor Covering
11		Living room		21.9 X 15.6 ft	Wood
11		Dining room		14.6 X 9.3 ft	Wood
11		Kitchen		19 X 11.10 ft	Ceramic
11		Family room		11 X 17.6 ft	Wood
11		Master bedroom		17.11 X 12.10 ft	Carpet
11		Bedroom		14.7 X 12.2 ft	Carpet



Inclusions

Exclusions

Sewage System	Municipality	Heating System	Electric baseboard units	Equip./Serv.	Central air conditioning
Water Supply	Municipality				
Pool	Common spa, Heated, Indc	Water (access)			
Cadastre Parking		Fireplace-Stove	No	Renovations	
Parking	Garage (2)				



Immaculately renovated and professionally decorated by Kathryn Osborne Design on Greene Ave, open concept contemporary gem located in one of Montreal's premier buildings renowned for its unparalleled facilities and services including 24 hr security. Ultra high-end finishes featuring; dream kitchen, steel backsplash, quartz counter, balcony, 2 garage.

Open concept two bedroom + one, den could be a third bedroom. Sleek modern and luxurious condo with large entertainment areas and balcony facing the mountain. A true contemporary gem with beautiful Mirage engineered wood floors, LED wall lighting, all Lutron switches, digitally controlled A/C and heating, fully equipped kitchen with eat-in area, master bedroom ensuite with heated floors.

Building amenities:

- Squash and racquet ball courts
- indoor and outdoor pool, steam room, sauna
- Ping pong, Billiards
- Library
- Golf practice room

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$2,398,000

3577 Av. Atwater, apt. 1504, Ville-Marie (Montréal), H3H 2R2 (Sherbrooke)

Centris® No. 16856237 (Active)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	60 days PP/PR Accepted
Style	Two or more storey	Deed of Sale Signature	60 days PP/PR Accepted
Floor	LF	Lot Eval.	\$457,200 (2014)
Building Type	Semi-detached	Building Eval.	\$1,416,600 (2014)
Year Built	1983	Mun. Taxes	\$16,332 (2014)
Plan Priv. Portion Area	189.90 sqm	School Taxes	\$3,392 (2013)
Lot Area		Condominium Fees	\$ 29,393 (\$ 2,450/month)
Expected Delivery Date			
Cert. of Location	Yes (2012)		
Body of Water			



Rooms	Bedrooms	Bathrooms and Powder Rooms	
20	4+0	3+4	
Level	Room	Size	Floor Covering
15Th Floor	Hall	6.8 X 6.2 ft	Wood
15Th Floor	Living room	25 X 13 ft	Wood
15Th Floor	Dining room	19 X 12.8 ft	Wood
15Th Floor	Kitchen	18.7 X 12 ft	Ceramic
15Th Floor	Powder room	6.8 X 5 ft	Ceramic
14Th Floor	Master bedroom	24.7 X 20.10 ft	Wood
14Th Floor	Bathroom	6.5 X 11.10 ft	Marble
14Th Floor	Kitchen	8.3 X 7.10 ft	Wood
14Th Floor	Fitness room	12.6 X 11.9 ft	Carpet
14Th Floor	Powder room	6 X 7 ft	Ceramic



Inclusions

Fridge Sub-Zero, Cooking stove Miele, double ovens
 Miele, microwave Miele, Dishwasher Bosch, Washing
 machine & dryer, All blinds and curtains.

Exclusions

Three chandeliers, the sink in the powder room next to
 the kitchen but will be replaced at the vendors expense.



Sewage System	Municipality	Heating System	Electric baseboard	Equip./Serv.	Central air conditioning, Air exchange
Water Supply	Municipality		units		system, Sprinklers, Intercom, Central
Pool	Common spa, Heated, Indt	Water (access)			heat pump, Alarm system
Cadastre Parking		Fireplace-Stove	No	Renovations	
Parking	Garage (2)				

Fort de la Montagne: Spectacular Penthouse of 3,890 square feet on two floors, spacious and bright. This condominium is sophisticated and elegant! Panoramic Montreal views. 2 units combined into 1 immense condominium, crown molding, 4 bedrooms, 3 bathrooms/4 powder rooms, 4 balconies, living/dining room, family room, cedar cupboards, storage.

The main entrance on the 15th floor opens into an immense and bright hall, large living room with floor to ceiling windows. Splendid for entertaining and dining with family and friends. Main kitchen has granite counter tops and back-splashes and a cozy kitchen look. A powder room completes the 15th floor. Descending the beautiful wood staircase from the entrance area with natural light streaming in from the skylight above, are 3 bedrooms each one with its own private terrace, 3 bathrooms/4 powder rooms, a family room, office and walk-ins. The office can easily be converted into a 4th bdrm.

The immense master quarters at one end of 14th floor can also be accessed through a separate & private entrance. Handsome dark wood doors can be closed from the inside turning the master suite into its own private apartment with boudoir and enormous walk-in wardrobe. The huge bedroom includes a large sitting/reading area, a gym, a divine ensuite bathroom with marble floors, two powder rooms one for her and one for his, a complete kitchen and a large balcony. Full service building, 2 parking spaces, 2 storage spaces. This condominium has a southern exposure and overlooks the Sulpician garden with beautiful views of downtown. Live in the lap of luxury and be pampered by

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

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\$1,395,000

1625 Rue Clark, apt. PH3, Ville-Marie (Montréal), H2X 2R4 (de Maisonneuve)

Centris® No. 17732536 (Active)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	60 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	60 days PP/PR Accepted
Floor	10	Lot Eval.	\$89,100 (2014)
Building Type	Detached	Building Eval.	\$1,203,700 (2014)
Year Built	2010	Mun. Taxes	\$11,418 (2014)
Plan Priv. Portion Area	2,365.00 sqft	School Taxes	\$2,506 (2014)
Lot Area		Condominium Fees	\$ 14,856 (\$ 1,238/month)
Expected Delivery Date			
Cert. of Location	Yes (2011)		
Body of Water			



Rooms	6	Bedrooms	3+0	Bathrooms and Powder Rooms	3+1
Level	Room		Size	Floor Covering	
10th floor	Kitchen		15 X 11 ft irr	Wood	
10th floor	Living room		18.3 X 14.6 ft	Wood	
10th floor	Dining room		16.6 X 15.2 ft	Wood	
10th floor	Master bedroom		16.4 X 14.4 ft	Wood	
10th floor	Bedroom		11.7 X 11.10 ft	Wood	
10th floor	Bedroom		16.10 X 11 ft irr	Wood	
10th floor	Bathroom		12.7 X 9.11 ft irr	Ceramic	
10th floor	Bathroom		9.10 X 6.5 ft	Ceramic	
10th floor	Bathroom		11.9 X 6.3 ft	Ceramic	



Inclusions

Appliances: refrigerator, cooktop, oven , dshwasher.
 Washer and dryer. Curtains and rods. Blinds. Light fixtures (if any on premises), two televisions all mounted, sound system wiring, closet organisers,

Exclusions

Sound system and controls



Sewage System	Municipality	Heating System	Electric baseboard units	Equip./Serv.	Elevator(s), Central air conditioning, Sprinklers, Electric garage door opener
Water Supply	Municipality	Water (access)		Renovations	
Pool	Heated, Inground				
Cadastre Parking	Garage - 2	Fireplace-Stove	Yes		
Parking	Garage (2)				

Quartier des Spectacles, neighbour to the new Adresse Symphonique, this luxury penthouse with its own private terrace will please the urban connaisseur. The ideal layout offering three bedrooms and a beautiful interior that can adapt to any style. Private terrace with panoramic view. Spectacular rooftop terrace, pool and 24 hour security.

Unique property in a downtown setting. Live the perfect urban life. Condomnium with exceptionnal view offering:

- three bedrooms, each with its own en-suite bathroom
- closets and walk-ins generous in size
- kitchen with high end Miele appliances in stainless steel
- natural gas fireplace in living room
- speakers throughout property
- exotic wood cumaru floors
- main bathroom with Wetstyle bath and sinks, Toto toilet and bidet
- wood cabinets with quartz or marble countertops

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

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\$1,498,000

454 Rue De La Gauchetière O., apt. 1003, Ville-Marie (Montréal), H2Z 1E3 (St-Alexandre)

Centris® No. 23794131 (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	10	Lot Eval.	\$152,700 (2014)
Building Type	Attached corner unit	Building Eval.	\$1,767,500 (2014)
Year Built	1912	Mun. Taxes	\$15,230 (2013)
Priv. Portion Area		School Taxes	\$3,240 (2013)
Lot Area		Condominium Fees	\$ 11,141 (\$ 929/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	7	Bedrooms	2+0	Bathrooms and Powder Rooms	2+0
Level	Room		Size	Floor Covering	
10th floor	Den		16.5 X 15.6 ft	Carpet	
10th floor	Kitchen		13.3 X 15.4 ft	Wood	
10th floor	Dining room		20.6 X 15.9 ft	Wood	
10th floor	Office		13.2 X 14.8 ft	Wood	
10th floor	Living room		37.7 X 21.1 ft	Wood	
10th floor	Master bedroom		20 X 18.7 ft irr	Wood	
10th floor	Bathroom		9.1 X 12 ft	White quartz	
10th floor	Bedroom		19.1 X 9.7 ft	Wood	
10th floor	Bathroom		6.5 X 10.1 ft	Tiles	



Inclusions

3 flat screen tvs, 1 home theater system, 2 ceiling fans, living room furniture, 2 module wall unit, separation wall unit in LVR (aquarium), entrance console + 4 wall light fixtures, 2 wall ovens, dishwasher, double refrigerator,

Exclusions



Sewage System	Municipality	Heating System	Hot water	Equip./Serv.	Elevator(s), Central air conditioning, Sprinklers, Alarm system
Water Supply	Municipality	Water (access)			
Pool		Fireplace-Stove	Yes	Renovations	
Cadastre Parking					
Parking	Garage (2)				

Spectacular penthouse loft located in the architecturally acclaimed Unity 1 building. Over 2,600 sq ft of exceptionally bright, open space. High ceilings, top quality finishings, 2 garage spaces and the possibility of a private roof terrace makes this a must see for the most discriminating buyers.

The grand open concept living space features exposed concrete ceilings, bamboo wood floors and flow-through extra large windows. A double living room, divided by an oversized aquarium, boasts corner windows offering city views and a gas fireplace. There is also a sunken den wired for sound and TV. The designer Italian kitchen is outfitted with high-end appliances including a Miele dishwasher, 2 Leihber fridge/ freezers, 2 Zanussi ovens and an induction stove. Just beside the kitchen lies a large open space for a dining room with a custom built-in china cabinet with wine fridge offering extra storage. The luxurious master suite encompasses a large en-suite bathroom with a double vanity, Jacuzzi tub, a steam shower with body jets, heated floors and a relaxing LED light system. A walk-in closet with custom built-ins completes the space. The second bedroom, large enough for a queen size bed, has a charming exposed brick wall, TV and separate sound system. The second bathroom has a glass walk-in shower and heated towel rack. Currently an open concept office can easily be walled off to create a 3rd bedroom. City living at its best! *The sale of this Property includes the right to build a 700 square foot private fenced terrace above the condominium with access from the unit. The roof rights included in the sale of this Property are subject to

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

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\$2,989,000

454 Rue De La Gauchetière O., apt. PH1, Ville-Marie (Montréal), H2Z 1E3 (St-Alexandre)

Centris® No. 18680196 (Active)

Seller's Declaration

No

Property Type	Apartment (Div.)	Occupancy	90 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	90 days PP/PR Accepted
Floor	10	Lot Eval.	\$161,600 (2014)
Building Type	Attached	Building Eval.	\$1,793,800 (2014)
Year Built	1922	Mun. Taxes	\$16,631 (2014)
Priv. Portion Area		School Taxes	\$4,367 (2014)
Lot Area		Condominium Fees	\$ 13,368 (\$ 1,114/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	7	Bedrooms	2+0	Bathrooms and Powder Rooms	2+0
Level	Room		Size	Floor Covering	
10th floor	Vestibule		14.11 X 8.4 ft	white epoxy	
10th floor	Hall		12.9 X 10.6 ft	white epoxy	
10th floor	Kitchen		24.1 X 15 ft	white epoxy	
10th floor	Bedroom		15.5 X 11.6 ft	white epoxy	
10th floor	Master bedroom		19.1 X 16.9 ft	white epoxy	
10th floor	Ensuite Master BTH		10 X 16.9 ft	Marble	
10th floor	Bathroom		8.1 X 11.1 ft	Marble	
10th floor	Dining room		28.7 X 14.2 ft irr	white epoxy	
10th floor	Den		15.11 X 12.8 ft	white epoxy	
10th floor	Living room		35 X 16.3 ft irr	white epoxy	



Inclusions

All appliances, washer dryer, sound system, 2 ipads for automation system, all window coverings (automated), 2 Liebherr fridges, 2 Miele dishwashers, 1 subzero drawer freezer, 2 AEG ovens, SMEG cooktop.

Exclusions

All chandeliers.



Sewage System	Municipality	Heating System	Hot water	Equip./Serv.	Mobility impaired accessible, Elevator(s), Central air conditioning, 1 Locker
Water Supply	Municipality	Water (access)		Renovations	
Pool					
Cadastre Parking		Fireplace-Stove	No		
Parking	Garage (3)				

A fusion of modern design, dramatic space, and blended textures creates a truly spectacular Penthouse for the most discerning of palettes. Breathtaking views. Stunning floor-to-ceiling arched windows.

Characterized by dramatic open space, soaring ceiling heights and a unique blend of original and modern, this breathtaking Penthouse offers a truly inspiring residential opportunity. Stately rosewood double doors lead into a european-inspired minimalist kitchen where state-of-the-art stainless steel appliances are seamlessly integrated into the design. An extensive island fuses white and wood countertops, while across, sleek cabinetry conceals the refrigerator, freezer, second oven and microwave. The expansiveness of the main space, enhanced by a series of floor-to-ceiling arched windows, creates a unique cinematic experience. Multiple seating areas are defined by polished design and modern furnishings juxtaposed with original industrial elements including concrete columns, a stunning exposed concrete ceiling and white painted exposed brick throughout. The master bedroom provides a zen sanctuary, with a perfect harmony of original and modern textures creating a sleek and timeless design with only the most luxurious finishes. A well-appointed master ensuite boasts his-and-hers vanity counters, an oversized soaking tub and separate toilet area. There is also a well-proportioned second bedroom and a possible third bedroom in which there is a custom designed mahogany Murphy bed and blinds that come from the ceiling to divide the space. A second full bathroom boasts a harmonious blend of wood and marble with an oversized marble sink sitting in custom

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

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\$1,400,000

Centris® No. 17731576 (Active)

1000 Boul. De Maisonneuve O., apt. PH2, Ville-Marie (Montréal), H3A 3K1 (PEEL)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	13 days PP/PR Accepted
Style	Two or more storey	Deed of Sale Signature	10 days PP/PR Accepted
Floor	PH	Lot Eval.	
Building Type	Attached	Building Eval.	
Year Built	1989	Mun. Taxes	\$7,492 (2013)
Plan Priv. Portion Area	1,900.00 sqft	School Taxes	\$1,613 (2013)
Lot Area		Condominium Fees	\$ 18,600 (\$ 1,550/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	5	Bedrooms	2+0	Bathrooms and Powder Rooms	2+1
Level		Room		Size	Floor Covering
GF		Living room		23 X 13 ft	Wood
GF		Dining room		13 X 13 ft	Wood
GF		Kitchen		10 X 10 ft	Wood
2		Master bedroom		16 X 13 ft	Carpet
2		Bedroom		14 X 13 ft	Carpet



Inclusions

Fridge, Stove-top, Wall Oven, Microwave, Dishwasher and Washer/Dryer.

Exclusions



Sewage System	Municipality	Heating System	Electric baseboard	Equip./Serv.	
Water Supply	Municipality		units		
Pool	Common spa, Heated, Indc	Water (access)			
Cadastre Parking		Fireplace-Stove	Yes	Renovations	
Parking	Garage (1)				

Live in luxury in the heart of the city! Les Cours Mount Royal offers unique lifestyle with indoor access to Montreal's premier fashion mall & spa, metro, 5 underground shopping centers & office towers. Walk to universities, the best restaurants and galleries in the city, full service 24 hour doorman, valet parking.squash court, indoor heated pool.

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

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\$1,150,000

1200 Boul. De Maisonneuve O., apt. 4A, Ville-Marie (Montréal), H3A 0A1 (Stanley)

Centris® No. 24971188 (Active)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	2015-08-01
Style	One storey	Deed of Sale Signature	30 days PP/PR Accepted
Floor	4	Lot Eval.	\$87,300 (2014)
Building Type	Detached	Building Eval.	\$625,000 (2014)
Year Built	2006	Mun. Taxes	\$5,497 (2014)
Plan Priv. Portion Area	1,560.00 sqft	School Taxes	\$1,200 (2013)
Lot Area		Condominium Fees	\$ 8,352 (\$ 696/month)
Expected Delivery Date			
Cert. of Location	Yes (2006)		
Body of Water			



Rooms	5	Bedrooms	2+0	Bathrooms and Powder Rooms	2+0
Level		Room		Size	Floor Covering
GF		Living room		15.8 X 19.1 ft irr	Wood
GF		Dining room		13.4 X 12.6 ft irr	Wood
GF		Master bedroom		17 X 12.6 ft irr	Wood
GF		Bedroom		15.2 X 12 ft irr	Wood
GF		Kitchen		13.4 X 8.1 ft irr	Ceramic



Inclusions

stove,refrigerator,microwave,dishwasher,'GE PROFILE'
 stainless. Stacked washer/dryer 'GE PROFILE'
 white.Window coverings,ceiling lights fixture.Parking
 D358

Exclusions



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

Superb corner apartment with large terrace, South corner. Very sunny, lots of storage, granite counters, large hall. Elegant building sumptuous lobby, private lounge, gym, outdoor pool,24H security close to everything. Ideal location in the very heart of downtown.

A rare and unique opportunity to acquire a spacious 2 bedroom apartment with a magnificent private terrace of over 775 sq ft. in the heart of downtown in the luxury building of 'Le 1200 OUEST'

The ultimate downtown location, Perfect for entertaining or just enjoying, this unique property puts you at the center of a vibrant and culturally rich mix of bistros, boutiques, museums, and fine restaurants and only a few minutes' walk from Mount Royal.

The '1200 OUEST' with 24 H security, its sumptuous marble lobby, beautifully landscaped terrace with heated outdoor pool, a reception room and conference room, a gym with state of the art equipment, sauna and steam room will surely please you.

Rented until August 1 2015 \$4200/mo.

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

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\$1,249,000

1210 Boul. De Maisonneuve O., apt. 19C, Ville-Marie (Montréal), H3A 0A1 (Drummond)

Centris® No. 18227709 (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	19	Lot Eval.	\$91,800 (2014)
Building Type	Detached	Building Eval.	\$728,500 (2014)
Year Built	2006	Mun. Taxes	\$6,331 (2014)
Plan Priv. Portion Area	1,550.00 sqft	School Taxes	\$1,271 (2014)
Lot Area		Condominium Fees	\$ 8,352 (\$ 696/month)
Expected Delivery Date			
Cert. of Location	Yes (2006)		
Body of Water			



Rooms	7	Bedrooms	2+1	Bathrooms and Powder Rooms	2+0
Level		Room		Size	Floor Covering
19th Floor		Hall		19.11 X 7.4 ft irr	Wood
19th Floor		Living room		18.3 X 15.10 ft	Wood
19th Floor		Kitchen		13.5 X 8 ft	Ceramic
19th Floor		Master bedroom		20.6 X 12.6 ft	Wood
19th Floor		Ensuite		9 X 8.5 ft	Ceramic
19th Floor		Bedroom		11.9 X 15.1 ft	Wood
19th Floor		Den		13.10 X 12.7 ft	Wood



Inclusions

All appliances, all furniture, all light fixtures, all window treatments - see listing agent for annex of included furniture.

Exclusions

All artwork



Sewage System	Municipality	Heating System	Convection baseboards	Equip./Serv.	Elevator(s), Central air conditioning, Sprinklers, Electric garage door opener, Sauna
Water Supply	Municipality	Water (access)			
Pool	Heated, Inground	Fireplace-Stove	No	Renovations	
Cadastre Parking					
Parking	Garage (1)				

In the heart of downtown Mtl, 1210 De Maisonneuve offers elegance and convenience. W/a sumptuous marble lobby, 24/7 security, gym w/sauna & steam rm & outdoor heated pool on a beautiful terrace, this is the ultimate in downtown living! Fully-furnished 2+1 bdrm, 2 bath unit w/balcony garage & mountain views on the 19th floor. Ready to just move-in!

FEATURES OF THIS CONDO

This elegant 2+1 bdrm corner condo on the 19th floor has everything you are looking for. The apartment is fully furnished & ready for you to simply move in.

- Entrance vestibule w/coat closet with built-ins
- Granite kitchen w/breakfast bar counter, stainless steel appliances incl.convection stove & built-in microwave + laundry rm. Fully equipped-dishes, cutlery, toaster oven, kettle, pots/pans++
- Very bright combined living/dining rm w/wood floors, crown mouldings, large balcony + mountain views from every window! 2 sofas, coffee table, dining room table w/4 chairs, antique table & many accessories
- Master bdrm w/wood floors, walk-in closet- California closet built-ins + marble ensuite bath w/sep. bath + shower + bidet attachment on toilet. Queen-sized bed w/headboard, 2 side tables,2 dressers, 2 chairs & 3 lamps

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

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\$1,600,000

Centris® No. 19895413 (Active)

1210 Boul. De Maisonneuve O., apt. 24C, Ville-Marie (Montréal), H3A 0A2 (drumond)

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	20+	Lot Eval.	\$119,800 (2014)
Building Type		Building Eval.	\$1,299,800 (2014)
Year Built	2006	Mun. Taxes	\$11,445 (2014)
Plan Priv. Portion Area	2,100.00 sqft	School Taxes	\$2,501 (2014)
Lot Area		Condominium Fees	\$ 11,400 (\$ 950/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	9	Bedrooms	3+0	Bathrooms and Powder Rooms	2+1
Level	Room		Size	Floor Covering	
24 floor	Hall		12.2 X 6.7 ft	Ceramic	
24 floor	Powder room		11 X 6.9 ft	Ceramic	
24 floor	Living room		20 X 20 ft	Wood	
24 floor	Dining room		13.9 X 12.7 ft	Wood	
24 floor	Kitchen		13.7 X 8.11 ft	Ceramic	
24 floor	Bedroom		13.6 X 12.5 ft	Wood	
24 floor	Office		15.6 X 13.5 ft	Wood	
24 floor	Storage		7.6 X 4.11 ft	Wood	
24 floor	Bathroom		9.3 X 5.11 ft	Ceramic	
24 floor	Master bedroom		23.5 X 17.4 ft	Wood	



Inclusions

Exclusions



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

Elegance and luxury are all part of this prestigious building .Spectacular condo perched in the sky in the heart of downtown. Stunning views, the apartment is close to all amenities such as museums, shops, cinemas, restaurants, universities, hospitals, etc.

Sumptuous lobby, Security / doorman 24H, gym, sauna, steam bath, swimming pool landscaped terrace. This is the ultimate location in downtown New York chic, elegance of Paris, the joie de vivre of Montreal!
 9 ft ceilings. Terrace and parking for two cars complete this unit. 110pi.ca balcony.

Parking spaces: 174 S3, S3 175 (S3 level).
 Condo: Living area is 2,100 pi.ca
 Terrace and parking for two cars complete this unit.

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$1,495,000

Centris® No. 26037596 (Active)

1210 Boul. De Maisonneuve O., apt. 25A, Ville-Marie (Montréal), H3A 0A2 (Metcalfé)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	32 days PP/PR Accepted
Style	Two or more storey	Deed of Sale Signature	30 days PP/PR Accepted
Floor	20+	Lot Eval.	\$128,200 (2014)
Building Type	Detached	Building Eval.	\$1,392,800 (2014)
Year Built	2004	Mun. Taxes	\$10,969 (2014)
Plan Priv. Portion Area	2,170.00 sqft	School Taxes	\$2,409 (2014)
Lot Area		Condominium Fees	\$ 11,664 (\$ 972/month)
Expected Delivery Date			
Cert. of Location	Yes (2006)		
Body of Water			



Rooms	8	Bedrooms	3+0	Bathrooms and Powder Rooms	2+1
Level		Room		Size	Floor Covering
25th floor		Hall		12.2 X 6.7 ft irr	Ceramic
25th floor		Powder room		11 X 6.9 ft irr	Ceramic
25th floor		Living room		20 X 20 ft irr	Wood
25th floor		Dining room		13.9 X 12.7 ft irr	Wood
25th floor		Kitchen		13.7 X 8.11 ft irr	Ceramic
25th floor		Office		15.6 X 13.5 ft irr	Wood
25th floor		Bedroom		13.6 X 12.5 ft irr	Wood
25th floor		Walk-in		7.6 X 4.11 ft irr	Wood
25th floor		Bathroom		9.3 X 5.11 ft irr	Ceramic
25th floor		Master bedroom		23.5 X 17.4 ft irr	Wood



Inclusions

All kitchen appliances, washer, dryer, blinds, window treatments, light fixtures, A/C unit, hot water tank, garage door opener, instant hot water.

Exclusions

None



Sewage System	Municipality	Heating System	Convection baseboards, Electric	Equip./Serv.	Elevator(s), Central air conditioning, Fire detector (connected), Air exchange system, Sprinklers, Intercom, Electric garage door opener. Sauna. Gvm on 2nd
Water Supply	Municipality	Water (access)		Renovations	
Pool	Heated, Inground, Private				
Cadastre Parking		Fireplace-Stove	No		
Parking	Garage (2)				

Perched high in the sky in the heart of downtown is this spectacular condo. Premier doorman building. Steps to the finest shopping, restaurants and Montreal's famed Universities. Over 2,100 sq ft, this bright 3 bedroom residence is in impeccable condition. Views and light abound. A terrace and parking for 2 cars completes this spectacular unit.

****Declarations****

-The choice of inspectors shall be agreed to by both the buyer and the seller prior to inspection.

-The vendor declares:

Condo: Living space being 2,170 sq. ft.
 Balcony: 110 sq. ft.

-Interior parkings: A452, A453 (Level 1).

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$1,950,000

Centris® No. 28970854 (Active)

2000 Rue Drummond, apt. 2003, Ville-Marie (Montréal), H3G 2X1 (Maisonneuve)

Seller's Declaration

No

Property Type	Apartment (Div.)	Occupancy	90 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	90 days PP/PR Accepted
Floor	20+	Lot Eval.	\$135,200 (2014)
Building Type	Detached	Building Eval.	\$1,303,100 (2014)
Year Built	2006	Mun. Taxes	\$12,947 (2013)
Plan Priv. Portion Area	2,271.00 sqft	School Taxes	\$2,841 (2013)
Lot Area		Condominium Fees	\$ 20,232 (\$ 1,686/month)
Expected Delivery Date			
Cert. of Location	Yes (2006)		
Body of Water			



Rooms 11	Bedrooms 2+0	Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering
GF	Hall	10.5 X 28 ft irr	Slate
GF	Living room	16.2 X 16 ft irr	Slate
GF	Dining room	10.6 X 22.5 ft irr	Slate
GF	Den	16.1 X 11 ft irr	Slate
GF	Master bedroom	19 X 17 ft irr	Slate
GF	Bathroom	12.4 X 11.5 ft irr	Slate
GF	Bedroom	13 X 10 ft irr	Slate
GF	Bathroom	6 X 8.8 ft irr	Slate
GF	Powder room	7.10 X 3.5 ft irr	Slate
GF	Kitchen	10 X 20.2 ft irr	Slate

Inclusions
Kitchen appliances, washer/dryer, microwave oven, steam oven, refrigerated wine cellar, curtains

Exclusions
B&O sound system with speakers

Sewage System	Municipality	Heating System	Electric baseboard units, Forced air	Equip./Serv.	Central air conditioning, Sprinklers, Central vacuum cleaner system installation, Intercom, Electric garage door opener. Alarm system
Water Supply	Municipality	Water (access)		Renovations	
Pool	Common spa, Indoor				
Cadastre Parking	Garage - 3	Fireplace-Stove	Yes		
Parking	Garage (3)				

Step into one of Montreal's most contemporary penthouses on the market today. A truly world-class interior with the finest European fittings and details. Sleek, streamlined with an utterly magnificent view and wrap-around balcony, you won't find another space like it!

Featured in MontrealHOME Vol. 3, Number 5 in late 2011.

Please see attached Addendum for details regarding all rooms.

**Fireplaces and chimneys are sold without legal warranty with respect to their compliance with applicable regulations and insurance company requirements.

Source: ROYAL LEPAGE HERITAGE, Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$2,457,055 + GST/QST

2000 Rue Drummond, apt. 2102, Ville-Marie (Montréal), H3G 2X1

Centris® No. 25455692 (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	20+	Lot Eval.	\$223,700 (2013)
Building Type	Detached	Building Eval.	\$1,487,400 (2013)
Year Built	2006	Mun. Taxes	\$13,522 (2013)
Gross Priv. Portion Area	2,797.00 sqft	School Taxes	\$2,963 (2013)
Lot Area		Condominium Fees	\$ 30,792 (\$ 2,566/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	10	Bedrooms	3+0	Bathrooms and Powder Rooms	2+1
Level	Room		Size	Floor Covering	
21ST FLOOR	Living room		21.3 X 17.8 ft irr	Wood	
21ST FLOOR	Dining room		14.9 X 10 ft irr	Wood	
21ST FLOOR	Family room		18.6 X 13.6 ft irr	Wood	
21ST FLOOR	Kitchen		21.6 X 12.2 ft	Marble	
21ST FLOOR	Master bedroom		20.3 X 15.11 ft	Wood	
21ST FLOOR	Bedroom		15.11 X 12.3 ft	Wood	
21ST FLOOR	Bedroom		12.8 X 12.3 ft	Wood	
21ST FLOOR	Bathroom		16 X 11 ft	Marble	
21ST FLOOR	Bathroom		12 X 6 ft	Marble	
21ST FLOOR	Powder room		7.5 X 7.2 ft	Marble	



Inclusions

as per the builders furnishings

Exclusions



Sewage System	Municipality	Heating System		Equip./Serv.	Mobility impaired accessible, Elevator(s), Central air conditioning, Air exchange system, Sprinklers, Electric garage door opener. Sauna
Water Supply	Municipality			Renovations	
Pool	Common spa, Heated, Indc	Water (access)			
Cadastre Parking		Fireplace-Stove	No		
Parking	Garage (2)				

Roc Fleuri, prestigious building in the heart of the city offering luxurious amenities, security 24/7, doorman, valet service, fabulous indoor pool and terrace, gym, meeting room, indoor parking.

This unit features:

- Gaggenau Appliances
- Veneta Cucine italian kitchen cabinets
- Engineered Oak wood flooring
- Heated floors throughout kitchen and washrooms
- Washroom counter tops in quartz
- Washrooms floors and walls are either in marble or stone
- Imported Italian wardrobe
- Showers are equipped with iPad compatible inputs
- Showers are also equipped with Kohler-brand rain-stye shower heads and lateral jets which can be electronically controlled

Source: ROYAL LEPAGE HERITAGE, Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$2,326,592 + GST/QST

2000 Rue Drummond, apt. 2103, Ville-Marie (Montréal), H3G 2X1

Centris® No. 13764158 (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	20+	Lot Eval.	\$209,400 (2014)
Building Type	Detached	Building Eval.	\$417,400 (2014)
Year Built	2006	Mun. Taxes	\$4,953 (2013)
Gross Priv. Portion Area	2,625.00 sqft	School Taxes	\$1,085 (2013)
Lot Area		Condominium Fees	\$ 28,452 (\$ 2,371/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	8	Bedrooms	3+0	Bathrooms and Powder Rooms	3+0
Level	Room		Size	Floor Covering	
21ST FLOOR	Living room		29 X 20.4 ft irr	Wood	
21ST FLOOR	Dining room		13.6 X 13.2 ft irr	Wood	
21ST FLOOR	Kitchen		22 X 11.4 ft	Marble	
21ST FLOOR	Master bedroom		29.3 X 12.10 ft	Wood	
21ST FLOOR	Bedroom		18.6 X 13 ft	Wood	
21ST FLOOR	Bedroom		12 X 10.9 ft	Wood	
21ST FLOOR	Bathroom		7.8 X 6.8 ft	Marble	
21ST FLOOR	Bathroom		9.2 X 4.11 ft	Marble	



Inclusions

as per the builders furnishings

Exclusions



Sewage System	Municipality	Heating System		Equip./Serv.	Mobility impaired accessible, Elevator(s), Central air conditioning, Air exchange system, Sprinklers, Electric garage door opener. Sauna
Water Supply	Municipality			Renovations	
Pool	Common spa, Heated, Indt	Water (access)			
Cadastre Parking		Fireplace-Stove	No		
Parking	Garage (2)				

Roc Fleuri, prestigious building in the heart of the city offering luxurious amenities, security 24/7, doorman, valet service, fabulous indoor pool and terrace, gym, meeting room, indoor parking. The new owners will have a choice of finishings to personalize their unit or may get a credit and use their own materials.

**IF COMPLETED BY THE BUILDER HERE ARE SOME OF THE FINISHINGS:

- Gaggenau Appliances
- Veneta Cucine italian kitchen cabinets
- Engineered Oak wood flooring
- Heated floors throughout kitchen and washrooms
- Washroom counter tops in quartz
- Washrooms floors and walls are either in marble or stone
- Imported Italian wardrobe
- Showers are equipped with iPad compatible inputs

Source: ROYAL LEPAGE HERITAGE, Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$2,522,287 + GST/QST

2000 Rue Drummond, apt. 2202, Ville-Marie (Montréal), H3G 2X1

Centris® No. 12290695 (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	20+	Lot Eval.	\$232,500 (2013)
Building Type	Detached	Building Eval.	\$463,500 (2013)
Year Built	2006	Mun. Taxes	\$5,499 (2013)
Gross Priv. Portion Area	2,800.00 sqft	School Taxes	\$1,205 (2013)
Lot Area		Condominium Fees	\$ 31,596 (\$ 2,633/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	10	Bedrooms	3+0	Bathrooms and Powder Rooms	3+0
Level	Room		Size	Floor Covering	
22ND FLOOR	Living room		21.3 X 17.8 ft irr	Wood	
22ND FLOOR	Dining room		14.9 X 10 ft irr	Wood	
22ND FLOOR	Family room		18.6 X 13.6 ft irr	Wood	
22ND FLOOR	Kitchen		21.6 X 12.2 ft	Marble	
22ND FLOOR	Master bedroom		20.3 X 15.11 ft	Wood	
22ND FLOOR	Bedroom		15.11 X 12.3 ft	Wood	
22ND FLOOR	Bedroom		12.8 X 12.3 ft	Wood	
22ND FLOOR	Bathroom		16 X 11 ft	Marble	
22ND FLOOR	Bathroom		12 X 6 ft	Marble	
22ND FLOOR	Bathroom		7.5 X 7.2 ft	Marble	



Inclusions

as per the builders furnishings

Exclusions



Sewage System	Municipality	Heating System		Equip./Serv.	Mobility impaired accessible, Elevator(s), Central air conditioning, Air exchange system, Sprinklers, Electric garage door opener. Sauna
Water Supply	Municipality			Renovations	
Pool	Common spa, Heated, Indt	Water (access)			
Cadastre Parking		Fireplace-Stove	No		
Parking	Garage (2)				

Roc Fleuri, prestigious building in the heart of the city offering luxurious amenities, security 24/7, doorman, valet service, fabulous indoor pool and terrace, gym, meeting room, indoor parking. The new owners will have a choice of finishings to personalize their unit or may get a credit and use their own materials.

**IF COMPLETED BY THE BUILDER HERE ARE SOME OF THE FINISHINGS:

- Gaggenau Appliances
- Veneta Cucine italian kitchen cabinets
- Engineered Oak wood flooring
- Heated floors throughout kitchen and washrooms
- Washroom counter tops in quartz
- Washrooms floors and walls are either in marble or stone
- Imported Italian wardrobe
- Showers are equipped with iPad compatible inputs

Source: ROYAL LEPAGE HERITAGE, Real Estate Agency, IMMEUBLES J.J. JACOBS INC., Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$2,348,336 + GST/QST

2000 Rue Drummond, apt. 2203, Ville-Marie (Montréal), H3G 2X1

Centris® No. 27222731 (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	20+	Lot Eval.	\$218,200 (2013)
Building Type	Detached	Building Eval.	\$435,200 (2013)
Year Built	2006	Mun. Taxes	\$5,163 (2013)
Gross Priv. Portion Area	2,625.00 sqft	School Taxes	\$1,131 (2013)
Lot Area		Condominium Fees	\$ 30,384 (\$ 2,532/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	8	Bedrooms	3+0	Bathrooms and Powder Rooms	3+0
Level	Room		Size	Floor Covering	
22ND FLOOR	Living room		29 X 20.4 ft irr	Wood	
22ND FLOOR	Dining room		13.6 X 13.2 ft irr	Wood	
22ND FLOOR	Kitchen		22 X 11.4 ft irr	Marble	
22ND FLOOR	Master bedroom		29.3 X 12.10 ft irr	Wood	
22ND FLOOR	Bedroom		18.6 X 13 ft	Wood	
22ND FLOOR	Bedroom		12 X 10.9 ft	Wood	
22ND FLOOR	Bathroom		7.8 X 6.8 ft	Marble	
22ND FLOOR	Bathroom		9.2 X 4.11 ft	Marble	



Inclusions

as per the builders furnishings

Exclusions



Sewage System	Municipality	Heating System		Equip./Serv.	Mobility impaired accessible, Elevator(s), Central air conditioning, Air exchange system, Sprinklers, Electric garage door opener. Sauna
Water Supply	Municipality			Renovations	
Pool	Common spa, Heated, Indc	Water (access)			
Cadastre Parking		Fireplace-Stove	No		
Parking	Garage (2)				

Roc Fleuri, prestigious building in the heart of the city offering luxurious amenities, security 24/7, doorman, valet service, fabulous indoor pool and terrace, gym, meeting room, indoor parking. The new owners will have a choice of finishings to personalize their unit or may get a credit and use their own materials.

**IF COMPLETED BY THE BUILDER HERE ARE SOME OF THE FINISHINGS:

- Gaggenau Appliances
- Veneta Cucine italian kitchen cabinets
- Engineered Oak wood flooring
- Heated floors throughout kitchen and washrooms
- Washroom counter tops in quartz
- Washrooms floors and walls are either in marble or stone
- Imported Italian wardrobe
- Showers are equipped with iPad compatible inputs

Source: ROYAL LEPAGE HERITAGE, Real Estate Agency, IMMEUBLES J.J. JACOBS INC., Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$3,913,894 + GST/QST

2000 Rue Drummond, apt. 2302, Ville-Marie (Montréal), H3G 2X1

Centris® No. 14998930 (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	20+	Lot Eval.	\$242,400 (2013)
Building Type	Detached	Building Eval.	\$483,300 (2013)
Year Built	2006	Mun. Taxes	\$13,522 (2013)
Gross Priv. Portion Area	2,800.00 sqft	School Taxes	\$2,963 (2013)
Lot Area		Condominium Fees	\$ 34,260 (\$ 2,855/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	10	Bedrooms	3+0	Bathrooms and Powder Rooms	3+0
Level	Room		Size	Floor Covering	
21ST FLOOR	Living room		21.3 X 17.8 ft irr	Marble	
21ST FLOOR	Dining room		14.9 X 10 ft irr	Marble	
21ST FLOOR	Family room		18.6 X 13.6 ft irr	Marble	
21ST FLOOR	Kitchen		21.6 X 12.2 ft	Marble	
21ST FLOOR	Master bedroom		20.3 X 15.11 ft irr	Marble	
21ST FLOOR	Bedroom		15.11 X 12.3 ft	Marble	
21ST FLOOR	Bedroom		12.8 X 12.3 ft	Marble	
21ST FLOOR	Bathroom		16 X 11 ft	Marble	
21ST FLOOR	Bathroom		12 X 6 ft	Marble	
21ST FLOOR	Bathroom		7.5 X 7.2 ft	Marble	



Inclusions

Kitchen appliances, washer/dryer.

Exclusions



Sewage System	Municipality	Heating System		Equip./Serv.	Mobility impaired accessible, Elevator(s), Central air conditioning, Air exchange system, Sprinklers, Electric garage door opener. Sauna
Water Supply	Municipality			Renovations	
Pool	Common spa, Heated, Indt	Water (access)			
Cadastre Parking		Fireplace-Stove	No		
Parking	Garage (2)				

Roc Fleuri, prestigious building in the heart of the city offering luxurious amenities, security 24/7, doorman, valet service, fabulous indoor pool and terrace, gym, meeting room, indoor parking.

Source: ROYAL LEPAGE HERITAGE, Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$3,218,090 + GST/QST

2000 Rue Drummond, apt. 2303, Ville-Marie (Montréal), H3G 2X1

Centris® No. 13564004 (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	20+	Lot Eval.	\$243,000 (2013)
Building Type	Detached	Building Eval.	\$484,200 (2013)
Year Built	2006	Mun. Taxes	\$5,163 (2013)
Gross Priv. Portion Area	2,925.00 sqft	School Taxes	\$1,131 (2013)
Lot Area		Condominium Fees	\$ 34,260 (\$ 2,855/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	8	Bedrooms	3+0	Bathrooms and Powder Rooms	2+1
Level	Room		Size	Floor Covering	
22ND FLOOR	Living room		29 X 20.4 ft irr		
22ND FLOOR	Dining room		13.6 X 13.2 ft irr		
22ND FLOOR	Kitchen		22 X 11.4 ft irr		
22ND FLOOR	Master bedroom		29.3 X 12.10 ft irr		
22ND FLOOR	Bedroom		18.6 X 13 ft		
22ND FLOOR	Bedroom		12 X 10.9 ft		
22ND FLOOR	Bathroom		7.8 X 6.8 ft		
22ND FLOOR	Powder room		9.2 X 4.11 ft		



Inclusions
 as per the builders furnishings

Exclusions



Sewage System	Municipality	Heating System		Equip./Serv.	Mobility impaired accessible, Elevator(s), Central air conditioning, Air exchange system, Sprinklers, Electric garage door opener. Sauna
Water Supply	Municipality			Renovations	
Pool	Common spa, Heated, Indt	Water (access)			
Cadastre Parking		Fireplace-Stove	No		
Parking	Garage (2)				

Roc Fleuri, prestigious building in the heart of the city offering luxurious amenities, security 24/7, doorman, valet service, fabulous indoor pool and terrace, gym, meeting room, indoor parking. The new owners may have a choice of finishings to personalize their unit at an additional cost.

The price does not include builder's finishings.

****IF COMPLETED BY THE BUILDER HERE ARE SOME OF THE FINISHINGS:**

- Gaggenau Appliances
- Veneta Cucine italian kitchen cabinets
- Engineered Oak wood flooring
- Heated floors throughout kitchen and washrooms
- Washroom counter tops in quartz
- Washrooms floors and walls are either in marble or stone

Source: ROYAL LEPAGE HERITAGE, Real Estate Agency, IMMEUBLES J.J. JACOBS INC., Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$3,800,000

1100 Rue de la Montagne, apt. 2103-04, Ville-Marie (Montréal), H3G 0A2 (René-Lévesque)

Centris® No. 21083378 (Active)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	63 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	60 days PP/PR Accepted
Floor	20+	Lot Eval.	
Building Type	Detached	Building Eval.	\$2,199,200 (2014)
Year Built	2008	Mun. Taxes	\$19,350 (2014)
Plan Priv. Portion Area	3,500.00 sqft	School Taxes	\$3,781 (2014)
Lot Area		Condominium Fees	\$ 26,695 (\$ 2,225/month)
Expected Delivery Date			
Cert. of Location	Yes (2008)		
Body of Water			



Rooms	12	Bedrooms	4+0	Bathrooms and Powder Rooms	3+1
Level	Room		Size	Floor Covering	
21	Dining room		27.8 X 13 ft	Wood	
21	Living room		19.11 X 10.6 ft	Wood	
21	Kitchen		14.5 X 14.4 ft	Granite	
21	Bedroom		14.5 X 11.9 ft	Wood	
21	Bathroom		9.3 X 5.1 ft	Granite	
21	Bedroom		12.10 X 15.11 ft irr	Wood	
21	Bathroom		8.1 X 13 ft	Granite	
21	Master bedroom		17.11 X 18.1 ft irr	Wood	
21	Bathroom		15.8 X 9.2 ft	Granite	
21	Library		14.4 X 11.3 ft	Wood	



Inclusions

Appliances: Wolf full range and oven: Thermador oven, Panasonic microwave, Sub-Zero full freezer(3 compartments) Sub-Zero full fridge (3 compartments), washer and dryer LG; light fixtures (2 excl) all the

Exclusions

chandelier at the entrance and in dining room



Sewage System	Municipality	Heating System	Electric baseboard units, Radiant	Equip./Serv.	
Water Supply	Municipality				
Pool	Heated, Indoor	Water (access)			
Cadastre Parking	Garage - 3	Fireplace-Stove	No	Renovations	
Parking	Garage (3)				

This is a true home situated in the prestigious condominium tower Le Crystal; over 3500sq ft and 5 rooms, it is a very rare product in the city; designed with sublime artistry and subtlety, it is overwhelmed by 450 sq ft terrace and an incredible panoramic view of the mountain and the city.

terrace of over 450 sq ft. covered with treated wood; has a BBQ gaz outlet and 2 water faucets for the flowers in the summer;

Wine cellar is situated inside the condo in a room dedicated,

it has a potential of 400 bottles and more, table and chair.

The blinds are all computerize and are in the 4 bedrooms, den living room and dining room.

The value of this Penthouse is more around 4.5m, for a unique Buyer it is a very rare and good opportunity!

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$1,998,000

Centris® No. 22422374 (Active)

1100 Rue de la Montagne, apt. 2201, Ville-Marie (Montréal), H3G 0A2

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	20+	Lot Eval.	
Building Type		Building Eval.	
Year Built	2008	Mun. Taxes	\$13,500 (2013)
Plan Priv. Portion Area	2,139.00 sqft	School Taxes	\$2,289 (2013)
Lot Area		Condominium Fees	\$ 15,504 (\$ 1,292/month)
Expected Delivery Date			
Cert. of Location	Yes (2008)		
Body of Water			



Rooms	10	Bedrooms	3+0	Bathrooms and Powder Rooms	2+1
Level	Room		Size	Floor Covering	
2201	Hall		12 X 8.11 ft	marble	
2201	Living room		27.4 X 19.5 ft	Wood	
2201	Dining room		27.4 X 19.5 ft	Wood	
2201	Kitchen		11.5 X 14.5 ft	marble	
2201	Powder room		7.7 X 6.2 ft	marble	
2201	Master bedroom		11.11 X 20.1 ft	Wood	
2201	Bathroom		15.1 X 10.5 ft	Marble	
2201	Bedroom		13.5 X 14.10 ft	Wood	
2201	Bathroom		8.11 X 8 ft	Marble	
2201	Bedroom		11.11 X 20.1 ft	Wood	



Inclusions

Tous les électroménagers: Sub-Zero, réfrigérateur, miele, Plaque à induction, four-vapeur, four à convection, chauffe-plat, micro-ondes, lave-vaisselle, cellier à vin, lave et sèche-ligne, tous les luminaires, tous les

Exclusions

meubles et effets personnels sont exclus de la vente mais peuvent être considérés en supplément de la vente



Sewage System	Municipality	Heating System	Electric baseboard	Equip./Serv.	
Water Supply	Municipality		units		
Pool	Common spa, Heated, Indc	Water (access)			
Cadastre Parking		Fireplace-Stove	Yes	Renovations	
Parking	Garage (2)				

Crystal de la Montagne | Condominium dessiné et ayant appartenu à un grand architecte du Luxembourg. Espace de 3 chambres à coucher avec un raffinement sans égal. La prédominance de la laque, du blanc et du marbre procure la sensation recherchée de sérénité par contraste avec la grandiloquence de la vue. Rare et grande terrasse privée et 2 garages.

Le Crystal de la Montagne | Vaste condominium ayant appartenu à un grand architecte luxembourgeois.

Architecture et finitions très contemporaines et exceptionnelles, ultra chic unité avec l'une des plus grande terrasse privée de tout l'immeuble - espaces intérieur et extérieur parfaits pour y vivre et recevoir en toute intimité!

Cet espace marque une très habile transition entre l'opacité de cette barrière extérieure et la transparence intérieur de ce condominium d'un grand raffinement.

Remarquable appartement de trois (3) chambres à coucher avec beaucoup de quiétude, de très belles inclusions, et une fenestration sols-plafonds.

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$1,895,000

Centris® No. 16118178 (Active)

1100 Rue de la Montagne, apt. PH-2, Ville-Marie (Montréal), H3G 0A2 (René-Lévesque)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	33 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	30 days PP/PR Accepted
Floor	LF	Lot Eval.	
Building Type	Detached	Building Eval.	\$1,807,000 (2014)
Year Built	2008	Mun. Taxes	\$15,920 (2014)
Gross Priv. Portion Area	2,020.00 sqft	School Taxes	\$3,214 (2013)
Lot Area		Condominium Fees	\$ 22,932 (\$ 1,911/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	6	Bedrooms	2+0	Bathrooms and Powder Rooms	2+1
Level	Room		Size	Floor Covering	
26	Living room		20.7 X 19.6 ft	Wood	
26	Dining room		13.9 X 15.9 ft	Wood	
26	Kitchen		18.11 X 10 ft	Wood	
26	Powder room		6.4 X 4.5 ft	Marble	
26	Bedroom		13 X 13.5 ft	Marble	
26	Bathroom		7.11 X 9.2 ft	Marble	
26	Master bedroom		19.9 X 18.1 ft irr	Wood	
26	Bathroom		15.7 X 7.9 ft irr	Marble	



Inclusions

Miele: dishwasher, stove top, oven, and steamer;
 Liebherr fridge; Frigidaire Washer/Dryer; 2 electrical
 curtains in bedroom and south-west side in living room;
 2 lockers in cement (with 1 big safe), and 2 caged

Exclusions

chandelier in guest bathroom



Sewage System	Municipality	Heating System		Equip./Serv.
Water Supply	Municipality			
Pool	Common spa, Heated, Indc	Water (access)		
Cadastre Parking	Garage - 2 (3908885-86)	Fireplace-Stove	Yes	Renovations
Parking	Garage (2)			

Le Crystal Ph-2:A jewel of a PH, ideal for young couple or a pied-à-terre in the city, 2 bedrooms and 1850 sq ft with 11 ft ceiling and what a view, unobstructed and relaxing with the mountain as a scenery; high class finishings and haut de gamme appliances;2 parking space and an extra bid locker in front of the garage space, Be Special!

this PH is on the last floor, the ceilings are at 11 ft;ideal volume of 1850 sq ft and a magnificent terrace of 436 sq ft. divided in 2; one is 15 X 15 and the other one 13 x 13;
 an alarm security camera has been installed to capture movement on the front door; there is also 2 other camera in the PH, security 24hr and video can be viewed on internet;
 guest bathroom automatic: Toto toilet with bidet and motion sensor for lights;

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$1,495,000

1001 Place Mount-Royal, apt. 1201, Ville-Marie (Montréal), H3A 1P2 (PEEL)

Centris® No. 18566907 (Active)

Seller's Declaration

No

Property Type	Apartment (Div.)	Occupancy	90 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	90 days PP/PR Accepted
Floor	12	Lot Eval.	\$123,100 (2014)
Building Type	Attached	Building Eval.	\$662,700 (2014)
Year Built	1922	Mun. Taxes	\$6,785 (2014)
Plan Priv. Portion Area	178.10 sqm	School Taxes	\$1,546 (2014)
Lot Area		Condominium Fees	\$ 20,220 (\$ 1,685/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	10	Bedrooms	2+0	Bathrooms and Powder Rooms	2+1
Level	Room		Size	Floor Covering	
GF	Hall		9.5 X 7.5 ft	Ceramic	
GF	Master bedroom		17.10 X 13.3 ft	Carpet	
GF	Ensuite		7.8 X 14 ft	Granite	
GF	Powder room		4.9 X 4.7 ft	Ceramic	
GF	Bathroom		4.9 X 10 ft	Carpet	
GF	Bedroom		13.9 X 12.7 ft	Carpet	
GF	Kitchen		11.4 X 14.10 ft	Ceramic	
GF	Living room		15.6 X 17.5 ft	Wood	
GF	Dining room		15.6 X 14.5 ft	Wood	
GF	Den		11.9 X 13.2 ft	Wood	



Inclusions

Kitchen appliances, washer/dryer, wine cooler, blinds, curtains, projector, light fixtures in dining and hallway

Exclusions



Sewage System	Municipality	Heating System	Electric baseboard units	Equip./Serv.	Central air conditioning
Water Supply	Municipality	Water (access)			
Pool	Heated	Fireplace-Stove	No	Renovations	
Cadastre Parking					
Parking	Garage (1)				

Located on a little place in the heart of downtown, this chic apartment seamlessly blends finesse and elegance. Upon your arrival you'll immediately be impressed by its numerous features: The unit is bright, spacious, very private and has high ceilings. Live the city lifestyle in a cozy and comfortable atmosphere.

Source: ROYAL LEPAGE HERITAGE, Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$1,399,000

1001 Place Mount-Royal, apt. 1205, Ville-Marie (Montréal), H3A 1P2 (Peel)

Centris® No. 23140599 (Active)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	45 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	10 days PP/PR Accepted
Floor	12	Lot Eval.	
Building Type	Attached	Building Eval.	
Year Built	1989	Mun. Taxes	\$5,752 (2014)
Gross Priv. Portion Area	1,565.00 sqft	School Taxes	\$1,263 (2014)
Lot Area		Condominium Fees	\$ 16,524 (\$ 1,377/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	5	Bedrooms	2+0	Bathrooms and Powder Rooms	2+0
Level		Room		Size	Floor Covering
GF		Living room		15 X 18 ft	Wood
GF		Dining room		11 X 18 ft	Wood
GF		Kitchen		8 X 10 ft	Ceramic
GF		Master bedroom		12 X 16 ft	Carpet
GF		Bedroom		11 X 15 ft	Wood



Inclusions

Fridge, Stove-top, Wall Oven, Microwave, Dishwasher, Washer/Dryer.

Exclusions



Sewage System	Municipality	Heating System	Electric baseboard units	Equip./Serv.	
Water Supply	Municipality				
Pool	Common spa, Heated, Indc	Water (access)			
Cadastre Parking		Fireplace-Stove	No	Renovations	
Parking	Garage (1)				

Absolutely the Best Location in the city les Cours Mt Royal offers Unique Lifestyle with Direct Indoor Access to #1 Fashion Mall&Spa, Metro,Underground City. Walk to Universities, Restaurants,Cinemas. Spectacular Apt Entry,Superb Design,Best Quality:Chevron French Oak Floors,10 foot ceilings,Hand Painted throughout..24hr Doorman/Valet,Pool,Squash.

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$1,750,000

Centris® No. 19525214 (Active)

3495 Av. du Musée, apt. 103, Ville-Marie (Montréal), H3G 2C8 (Dr. Penfield)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	60 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	60 days PP/PR Accepted
Floor	GF	Lot Eval.	\$235,600 (2014)
Building Type	Detached	Building Eval.	\$1,079,000 (2014)
Year Built	1981	Mun. Taxes	\$10,756 (2014)
Plan Priv. Portion Area	319.00 sqm	School Taxes	\$2,362 (2014)
Lot Area	285.90 sqm	Condominium Fees	\$ 20,232 (\$ 1,686/month)
Expected Delivery Date			
Cert. of Location	Yes (2014)		
Body of Water			



Rooms	8	Bedrooms	2+0	Bathrooms and Powder Rooms	2+1
Level		Room		Size	Floor Covering
GF		Living room		30.6 X 16.6 ft	Carpet
GF		Dining room		18 X 14.6 ft	Marble
GF		Kitchen		17.6 X 8.6 ft	Tiles
GF		Dinette		8.6 X 8.6 ft	Tiles
GF		Laundry room		10 X 6.6 ft	Tiles
GF		Master bedroom		21.6 X 14.6 ft	Carpet
GF		Den		21.6 X 12.6 ft	Carpet
GF		Bedroom		17 X 12 ft	Carpet



Inclusions

all kitchen appliances, washer-dryer, all track lighting, garburator

Exclusions

All sconces and hanging fixtures



Sewage System	Municipality	Heating System		Equip./Serv.	
Water Supply	Municipality				
Pool	Inground	Water (access)			
Cadastre Parking		Fireplace-Stove	No	Renovations	New A\C unit - 2014 (\$10,000)
Parking	Garage (2)				

Very large ,well designed unit in quiet , elegant building. 3000 sf, private patio and fabulous garden with direct access to the building's pool. 2 large BR with many built-ins, den with OFP, 2 baths + PR, bright eat-in kitchen, stunning LVR and DNR also with fabulous built-ins, laundry rm, ample wall space tons of storage, 2 garages

- * Elegant and quiet smaller building*
- * 24- hour doorman service*
- * Building has its own generator*
- * Amazing wall space for your treasured Artwork*
- * Wonderful built-ins and storage space*
- * Fabulous garden with direct access to building's pool*
- * Downtown Golden Mile Gem*

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$3,495,000

3430 Rue Peel, apt. 18A, Ville-Marie (Montréal), H3A 3K8 (Sherbrooke)

Centris® No. 18071026 (Active)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	2014-05-01
Style	One storey	Deed of Sale Signature	2014-05-01
Floor	18	Lot Eval.	\$277,500 (2014)
Building Type	Detached	Building Eval.	\$2,021,500 (2014)
Year Built	1990	Mun. Taxes	\$19,275 (2014)
Plan Priv. Portion Area	3,416.00 sqft	School Taxes	\$4,198 (2014)
Lot Area		Condominium Fees	\$ 20,412 (\$ 1,701/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	7	Bedrooms	3+0	Bathrooms and Powder Rooms	3+1
Level	Room		Size	Floor Covering	
18th floor	Hall		19.3 X 13.4 ft irr	Granite	
18th floor	Family room		19 X 17 ft irr	Herringbone red oak	
18th floor	Living/dining room/E		47 X 28 ft irr	Herringbone red oak	
18th floor	Kitchen		24 X 15.3 ft irr	Porcelain ceramic	
18th floor	Master bedroom		28.3 X 17 ft irr	Herringbone red oak	
18th floor	Master bathroom		14.8 X 9.3 ft irr	Marble	
18th floor	Bedroom		21 X 13 ft irr	Red Oak	
18th floor	Bedroom		14.6 X 12 ft irr	Red Oak	
18th floor	Laundry room area		6 X 4 ft irr	Granite	



Inclusions
 All appliances, light fixtures, central vacuum, alarm system.

Exclusions
 None

Sewage System	Municipality	Heating System	Electric baseboard units	Equip./Serv.	Elevator(s), Central air conditioning, Fire detector (connected), Air exchange system, Sprinklers, Central vacuum cleaner svstem installation. Electric
Water Supply	Municipality				
Pool	Common spa, Heated, Indc	Water (access)			
Cadastre Parking		Fireplace-Stove	Yes	Renovations	
Parking	Garage (2)				

Be the first to live in this gorgeous remodeled 3 bedroom, 3+1 bathroom residence at one of downtown Montreal's premiere addresses, Sir Robert Peel. This sprawling unit measures 3,580 sq. ft. and boasts panoramic views from every room. High end finishes throughout (renovations completed in 2014). Comes with outdoor space, locker and 2 garage spots.

- ***Services available***
- Heated inside pool
 - Spa
 - Sauna
 - Gym
 - Landspaced garden
 - Roof top terrace
 - 24/7 security
 - Parking fee with Valet for guests, via the Tour Cartier (direct access)

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$1,185,000

23 Place Redpath, Ville-Marie (Montréal), H3G 1E2 (Sherbrooke)

Centris® No. 20033668 (Active)

Seller's Declaration

Yes

Property Type	House (Div.)	Occupancy	90 days PP/PR Accepted
Style	Two or more storey	Deed of Sale Signature	90 days PP/PR Accepted
Floor		Lot Eval.	\$157,400 (2014)
Building Type	Attached	Building Eval.	\$848,300 (2014)
Year Built	1923	Mun. Taxes	\$7,327 (2013)
Plan Priv. Portion Area	1,760.00 sqft	School Taxes	\$1,608 (2014)
Lot Area		Condominium Fees	\$ 0 (\$ 0/month)
Expected Delivery Date			
Cert. of Location	Yes (2003)		
Body of Water			



Rooms	14	Bedrooms	3+1	Bathrooms and Powder Rooms	2+0
Level	Room		Size	Floor Covering	
GF	Hall		19.2 X 5.6 ft	Marble	
GF	Living room		20.8 X 12.7 ft	Wood	
GF	Dining room		17.4 X 12 ft	Wood	
GF	Kitchen		12.5 X 8.7 ft	Marble	
2	Master bedroom		18.2 X 12.7 ft	Wood	
2	Ensuite		11.7 X 7.3 ft	Marble	
2	Bedroom		12.4 X 9.2 ft	Wood	
2	Bedroom		16.7 X 11.8 ft	Wood	
2	Solarium		7.2 X 3.9 ft	Tiles	
BA1	Bedroom		13.5 X 8.1 ft	Carpet	



Inclusions

All kitchen appliances, washer and dryer, all light fixtures except the one mentioned in exclusions, all built in cabinets, built in library in basement, all blinds.

Exclusions

Light fixture in dining room



Sewage System	Municipality	Heating System	Forced air	Equip./Serv.	Laundry room, Central air conditioning, Alarm system
Water Supply	Municipality				
Pool		Water (access)			
Cadastre Parking		Fireplace-Stove	Yes	Renovations	
Parking	License tag (1)				

Beautiful, bright and quaint fully renovated townhouse in the heart of the Golden Square Mile. Come and enjoy a fabulous lifestyle steps to all the museums, restaurants and all that this prestigious location can offer. Featuring 3+1 bedrooms, wood floors, moldings, skylights are sure to please you. Truly a great townhouse in a coveted location!!

The bathroom on the 2nd floor is divided into two sections by a glass sliding door; a toilet and a bidet (Toto brand) and a custom shower with a cedar bench, 2 separate vanities with marble counters and a podium style bathtub. It can either be a large en suite bathroom or alternatively two separate bathrooms.

The stove(s), fireplace(s), combustion appliance(s) and chimney(s) are sold without any warranty with respect to their compliance with applicable regulations and insurance company requirements.

The choice of building inspector must be agreed upon by both parties.

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$2,798,000

1700 Boul. René-Lévesque O., apt. PH1, Ville-Marie (Montréal), H3H 2V1 (St-Mathieu)

Centris® No. 22117249 (Active)

Seller's Declaration

Yes

Property Type	Apartment (Div. 2.75 %)	Occupancy	60 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	60 days PP/PR Accepted
Floor	LF	Lot Eval.	\$171,000 (2014)
Building Type	Detached	Building Eval.	\$1,980,300 (2014)
Year Built	2004	Mun. Taxes	\$17,126 (2014)
Plan Priv. Portion Area	3,565.00 sqft	School Taxes	\$3,761 (2014)
Lot Area		Condominium Fees	\$ 27,780 (\$ 2,315/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	10	Bedrooms	5+0	Bathrooms and Powder Rooms	3+1
Level	Room		Size	Floor Covering	
PH	Hall		17.10 X 14.3 ft irr	Granite	
PH	Powder room		8.4 X 7.6 ft irr	Ceramic	
PH	Living room		21 X 13.10 ft irr	Granite	
PH	Dining room		15 X 14.9 ft irr	Granite	
PH	Kitchen		11.6 X 19.6 ft irr	Granite	
PH	Family room		19.9 X 22.2 ft irr	Granite	
PH	Master bedroom		20.2 X 16.5 ft irr	Wood	
PH	Bathroom		13 X 8.7 ft irr	Ceramic	
PH	Bedroom		18.10 X 11.2 ft irr	Wood	
PH	Bedroom		18 X 14.2 ft irr	Wood	



Inclusions

Fridge, oven, cooktop, refrigerator/freezer, microwave, all light fixtures, all window treatments, wall mounted tv in den, home audio/smarthome system, all built-ins (André Julien)

Exclusions



Sewage System	Municipality	Heating System	Electric baseboard units, Forced air	Equip./Serv.	Elevator(s), Central air conditioning
Water Supply	Municipality	Water (access)			
Pool		Fireplace-Stove	No	Renovations	
Cadastre Parking	Garage - 3				
Parking	Garage (3)				

Distinctively designed Penthouse with breathtaking views and over 3,600 SF of luxurious living space. The Southern and Western exposure bathe the entire apartment and immense rooftop terrace in sunlight. The "Andre Julien" kitchen, bathrooms and den wall unit plus the unique use of art glass create an incomparable, lavish interior

Several design elements are echoed throughout the apartment to provide a unifying theme. The combination of opaque tempered art glass walls, glass pocket doors, granite floors and honey coloured wood floors & cabinetry blend together seamlessly to form an impressive one of a kind residence.

The spacious entry hall opens to a curved glass wall inset with small artistic tableau's and an opulently appointed powder room. The heated Granite floor is a constant through all the public rooms and leads to the centrally located Living room and dining room and offers spectacular river views. A custom steel staircase with skylight leads to the immense private rooftop terrace.

The living room and dining room are the central hub of the apartment with 2 separate ell's.

Source: PROFUSION IMMOBILIER RF, Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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RE/MAX ACTION INC.
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 1314, av. Greene
 Westmount (QC) H3Z 2B1
<http://www.downtownmontreal-realestate.com>

514-979-1976 / 514-312-4233
 Office : 514-933-6781
alex@downtown4sale.com



\$1,850,000

1700 Boul. René-Lévesque O., apt. PH4, Ville-Marie (Montréal), H3H 1R3 (GUY)

Centris® No. 21871448 (Active)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	64 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	60 days PP/PR Accepted
Floor	17	Lot Eval.	
Building Type	Semi-detached	Building Eval.	
Year Built	2004	Mun. Taxes	\$16,200 (2014)
Plan Priv. Portion Area	3,300.00 sqft	School Taxes	\$3,558 (2014)
Lot Area		Condominium Fees	\$ 22,068 (\$ 1,839/month)
Expected Delivery Date			
Cert. of Location	Yes (2004)		
Body of Water	Board de leau		



Rooms	9	Bedrooms	2+1	Bathrooms and Powder Rooms	3+1
Level	Room		Size	Floor Covering	
GF	Master bedroom		16 X 16 ft	Wood	
GF	Bedroom		15 X 12 ft	Wood	
GF	Bedroom		11 X 10 ft	Wood	
2	Living room		30 X 14 ft irr	Wood	
2	Dining room		20 X 14 ft irr	Wood	
2	Kitchen		13 X 6 ft	Ceramic	
2	Dinette		10 X 7 ft	Ceramic	
2	Bedroom		15 X 13 ft	Wood	
2	Den		15 X 11 ft	Wood	



Inclusions

Fridge/stove/washer/dryer/dishwasher and light fixture.

Exclusions



Sewage System	Municipality, Other	Heating System	Other	Equip./Serv.	
Water Supply	Municipality, Other				
Pool	Common spa, Other	Water (access)	Waterfront, Other		
Cadastre Parking		Fireplace-Stove	No	Renovations	
Parking	Garage (3)				

Penthouse in a well located ,known building in down town Montreal. It is on two floors (3300 SF), privet terrace , 3 indoor parking , valet service .View from every room . Lots of storage. The condo is ideal home to receive, entertain.Close to hospitals, universities transports++

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$1,275,000

1227 Rue Sherbrooke O., apt. 94, Ville-Marie (Montréal), H3G 1G1 (Drummond)

Centris® No. 23847571 (Active)

Seller's Declaration

Yes

Property Type	Apartment (Und. 1 %)	Occupancy	90 days PP/PR Accepted
Style	Two or more storey	Deed of Sale Signature	90 days PP/PR Accepted
Floor	9	Lot Eval.	
Building Type	Detached	Building Eval.	
Year Built	1924	Mun. Taxes	\$1 (2014)
Plan Share Area	1,946.00 sqft	School Taxes	\$1 (2014)
Lot Area		Condominium Fees	\$ 21,480 (\$ 1,790/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	11	Bedrooms	4+0	Bathrooms and Powder Rooms	3+0
Level	Room		Size	Floor Covering	
9th	Living room		24.7 X 15.8 ft	Wood	
9th	Dining room		21.10 X 13.5 ft	Wood	
9th	Kitchen		16.6 X 8 ft	Ceramic	
9th	Den		18.9 X 13.2 ft	Wood	
9th	Foyer		10.9 X 9.4 ft	Wood	
9th	Master bedroom		17 X 11.8 ft	Wood	
9th	Bathroom		6.6 X 8.7 ft	Ceramic	
9th	Bedroom		11.8 X 13.10 ft	Wood	
9th	Bathroom		6.1 X 7.11 ft	Ceramic	
9th	Bedroom		8.10 X 15.2 ft	Wood	



Inclusions

all kitchen appliances, wine fridge, washer, dryer, light fixtures, blinds, heating, hot water

Exclusions

electricity



Sewage System	Municipality	Heating System	Hot water	Equip./Serv.	Elevator(s), Central air conditioning
Water Supply	Municipality	Water (access)			
Pool		Fireplace-Stove	Yes	Renovations	
Cadastre Parking					
Parking					

Turn-key apartment in the prestigious Acadia! At the epicenter of the city, this 9th floor, renovated, open-concept, South-East corner unit measures 1946 square feet and boasts a rich New York style with the historical elegance of a 1924 construction. Come see what this unit at the Acadia has to offer!

Condo fees include

- Heating
- Hot water
- School and municipal taxes
- Building insurance
- Maintenance of common areas
- 24/7 security

Renovations and features

- Kitchen (brand new)
- o Open concept kitchen

Source: ROYAL LEPAGE HERITAGE, Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$3,998,000

1280 Rue Sherbrooke O., apt. 620, Ville-Marie (Montréal), H3G 1H6 (de la montagne)

Centris® No. 10685160 (Active)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	60 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	60 days PP/PR Accepted
Floor	6	Lot Eval.	\$227,700 (2014)
Building Type	Detached	Building Eval.	\$2,994,500 (2014)
Year Built	2013	Mun. Taxes	\$27,104 (2014)
Plan Priv. Portion Area	2,657.00 sqft	School Taxes	\$6,469 (2013)
Lot Area		Condominium Fees	\$ 23,412 (\$ 1,951/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	6	Bedrooms	2+0	Bathrooms and Powder Rooms	2+1
Level		Room		Size	Floor Covering
6		Hall		28.9 X 8.10 ft	Marble
6		Kitchen		17.8 X 8.5 ft	Marble
6		Dining room		10 X 22 ft	Wood
6		Living room		24 X 15 ft	Wood
6		Master bedroom		15.3 X 14 ft	Wood
6		Bathroom		13 X 14 ft	Marble
6		Bedroom		23 X 13 ft	Wood
6		Laundry room		8.8 X 7 ft	Tiles



Inclusions

All appliances, curtains, blinds, California blinds.

Exclusions

Furniture



Sewage System	Municipality	Heating System	Forced air	Equip./Serv.	Elevator(s), Central air conditioning, Fire detector (connected), Air exchange system, Sprinklers, Electric garage door opener. Sauna
Water Supply	Municipality				
Pool	Common spa, Heated, Ingr	Water (access)			
Cadastre Parking		Fireplace-Stove	No	Renovations	
Parking	Garage (2)				

One of only 45 units at Montreal's most coveted address: The Ritz Carlton Residences. A private entrance, dedicated Concierge and doorman assure that you are separate from the Hotel but benefit from the same 5 star services. Amenities are easily accessed and include a spa, gourmet restaurant, fitness center, rooftop pool. An Exceptional quality of life!

This luxuriously appointed 2 bedroom residence boasts an impressive entry hall with expansive wall space and culminates in a columned rotunda with a well placed wall niche for sculpture.

The open plan living room, dining room and kitchen are drenched in light from the 2 walls of abundant fenestration this corner unit has to offer. A four season loggia and spacious exterior terrace are wonderful features.

The master bedroom is well conceived and the ensuite bathroom is sophisticated in design with a large soaking tub, heated marble floor and separate shower.

The galley-style kitchen offers high-end appliances (Miele & Sub-Zero) concealed behind sober

Source: PROFUSION IMMOBILIER RF, Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$4,000,000

1280 Rue Sherbrooke O., apt. 940, Ville-Marie (Montréal), H3G 1H6 (Montagne)

Centris® No. 11425367 (Active)

Seller's Declaration

No

Property Type	Apartment (Div.)	Occupancy	2014-07-01
Style	One storey	Deed of Sale Signature	2014-07-01
Floor	9	Lot Eval.	
Building Type	Detached	Building Eval.	
Year Built	2013	Mun. Taxes	Not issued
Gross Priv. Portion Area	2,946.00 sqft	School Taxes	Not issued
Lot Area		Condominium Fees	\$ 33,576 (\$ 2,798/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	6	Bedrooms	3+0	Bathrooms and Powder Rooms	3+1
Level		Room		Size	Floor Covering
9th		Foyer		20.5 X 6.4 ft	Ceramic
9th		Living room		19.5 X 14.9 ft	Wood
9th		Dining room		19.5 X 11.9 ft	Wood
9th		Kitchen		20.2 X 14.3 ft	Ceramic
9th		Master bedroom		20.2 X 13 ft	Wood
9th		Bedroom		13.11 X 12.11 ft	Wood
9th		Bedroom		12.10 X 11.11 ft	Wood



Inclusions

All high-end appliances including a gas range.

Exclusions



Sewage System	Municipality	Heating System	Forced air	Equip./Serv.	Elevator(s), Central air conditioning, Fire detector (connected), Air exchange system, Sprinklers, Electric garage door opener. Sauna. Central heat pump.
Water Supply	Municipality				
Pool	Common spa, Heated, Indc	Water (access)			
Cadastre Parking		Fireplace-Stove	No	Renovations	
Parking	Garage (1)				

The Residences at The Ritz-Carleton Hotel. Only 45 people will be able to own one. Magnificent kitchen and eat-in space, 3 bedrooms each with ensuite bathroom. Large, combined, living room, dining room. Garage parking is included, a 2nd garage space is possible. Imagine the quality of every aspect of this property, it's the Ritz!

Allow yourself to be seduced by the legendary service of The Ritz-Carlton hotel, including a private entrance and reception area, including doorman and concierge, owners enjoy five-star amenities including a new spa, gourmet restaurant, rooftop swimming pool and patio.

Attention: This is the first property available for re-sale, no GST/QST. Occupancy is flexible. Complete details available on request.

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$1,100,000

1321 Rue Sherbrooke O., apt. B131, Ville-Marie (Montréal), H3G 1J4 (de la Montagne)

Centris® No. 22542224 (Active)

Seller's Declaration

Yes

Property Type	Apartment (Und. 1 %)	Occupancy	63 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	60 days PP/PR Accepted
Floor	13	Lot Eval.	\$11,294,600 (2014)
Building Type	Detached	Building Eval.	\$53,645,400 (2014)
Year Built	1928	Mun. Taxes	\$1 (2014)
Gross Share Area	1,577.00 sqft	School Taxes	\$1 (2014)
Lot Area		Condominium Fees	\$ 23,076 (\$ 1,923/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	5	Bedrooms	1+1	Bathrooms and Powder Rooms	2+0
Level		Room		Size	Floor Covering
13 th floor		Hall		6 X 5.9 ft	Wood
13 th floor		vestibule foyer		10.1 X 10.1 ft	Wood
13 th floor		Kitchen		18 X 14 ft	Wood
13 th floor		Dining room		15.1 X 15.1 ft	Wood
13 th floor		Master bedroom		13.4 X 21.3 ft	Wood
13 th floor		Bathroom		5.4 X 9.4 ft	Granite
13 th floor		Bathroom		8 X 9.4 ft	Granite



Inclusions

Bosch Stainless steel dishwasher, Oven, Micro-Fisher & Paykel refrigerator, GE Wine fridge, Fagor Induction counter top, Window treatments and curtains, central Air con, Indoor Garage ,Locker

Exclusions

All Chandeliers & Sconces and light fixtures



Sewage System	Municipality	Heating System	Hot water	Equip./Serv.	Mobility impaired accessible, Elevator(s), Laundry room, Central air conditioning, Electric garage door opener
Water Supply	Municipality				
Pool		Water (access)			
Cadastre Parking	Garage - 116	Fireplace-Stove	Yes	Renovations	
Parking	Garage (116)				

Purchasers have to fill out an application form and meet the board for approval.

This sumptuous ,classically elegant ,luxury apartment with "a touch of gold" in the heart of Montreal's Square mile,across Hermes,Gucci,The Ritz Carlton,10 mn from the Bell center ,is completely renovated .Complete with 24 carat gold guiding throughout and with a warm yellow faux fini marble in all rooms,including on the fire place.
 All windows are dressed with custom made curtains exquisitely done with the finest fabrics from Italy and France.The wood floors are specially crafted with inlays.
 ideal for entertaining and or just your Montreal Pied a terre.

Source: ROYAL LEPAGE HERITAGE, Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$3,500,000

1321 Rue Sherbrooke O., apt. B140-141, Ville-Marie (Montréal), H3G 1J4 (De la Montagne)

Centris® No. 9268037 (Active)

Seller's Declaration

No

Property Type	Apartment (Und. 1 %)	Occupancy	33 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	30 days PP/PR Accepted
Floor	14	Lot Eval.	\$11,294,600 (2014)
Building Type	Detached	Building Eval.	\$53,645,400 (2014)
Year Built	1928	Mun. Taxes	\$1 (2014)
Gross Share Area	3,300.00 sqft	School Taxes	\$1 (2014)
Lot Area		Condominium Fees	\$ 39,096 (\$ 3,258/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	7	Bedrooms	3+0	Bathrooms and Powder Rooms	3+1
Level		Room		Size	Floor Covering
14		Living room		14.8 X 22.3 ft	Wood
14		Dining room		12.9 X 19.11 ft	Wood
14		Kitchen		15.8 X 16.3 ft	Wood
14		Office		11.10 X 25.9 ft	Wood
14		Master bedroom		16.3 X 16.9 ft	Wood
14		Bedroom		13 X 15 ft	Wood
14		Bedroom		11.11 X 12.7 ft	Wood
14		Bathroom		18.2 X 16.3 ft	Marble
14		Bathroom		5.4 X 11.5 ft	Marble
14		Bathroom		11.11 X 12.7 ft	Porcelaine/Ceramic



Inclusions

Miele Dishwasher, Miele Hood Fan, Miele Washer & Dryer, Wolfe Gas Range, 2 Miele Refrigerators, Custom Drapery by Dumont Lalande, Creston home automation system for audio, visual, solar blinds, curtains, lighting,

Exclusions



Sewage System	Municipality	Heating System	Hot water	Equip./Serv.	Mobility impaired accessible, Elevator(s), Central air conditioning, Air exchange system, Central vacuum cleaner system installation. Electric garage door opener.
Water Supply	Municipality	Water (access)		Renovations	Kitchen - 2012, Electricity - 2012, Floor - 2012, Plumbing - 2012, Bathroom - 2012
Pool					
Cadastre Parking					
Parking	Garage (2)				

Le Chateau: Across Holt Renfrew, Hermès, Gucci. 24 hr security, Inner garden & superb unique court yard with fountain. Penthouse unit completely redone & never lived in by the executive. Custom kitchen, Granite counter tops, exposed columns, superb ceiling lighting, Wood floors Quartercut white oak 6" planks. Refer to the HD photos on

This Penthouse was designed with the following choice materials:

Custom built Cabinetry for Kitchen & Bathrooms.

Marble bathrooms, Granit kitchen counter tops & backslashes, Custom LED lighting under cabinets, floor lights... Custom Drapery from Lalande & Dumont. Electric solar blinds, Wood panel den/Executive office w/fire place, Plaster ceiling mouldings throughout, Walnut cabinetry throughout, Oak floors 1/4 cut oak Six Inch planks with acoustic insulation underneath, 19 th century Marble fireplace in MBR, All new electric wiring throughout, crest on , safety camera, Crestron Electronically controlled lighting, solar blinds, music, security... All new two central Air con systems w/Air purifiers & HEPA filters & humidifiers.

This Penthouse apartment offers unparalleled workmanship, an understated elegant life style designed By a renowned architect/Designer . Garage # 71 & 72 , 2 lockers.. The coop fees include :municipal & school taxes, heat, hot water, valet service , 24 hr security, Insurance of the building. Dogs not allowed. Garage condo fees are 125\$/m. Purchasers must be introduced and approved by Board of Le Chateau.

Source: ROYAL LEPAGE HERITAGE, Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$1,295,000

Centris® No. 9797158 (Active)

1321 Rue Sherbrooke O., apt. C20, Ville-Marie (Montréal), H3G 1J4 (Mountain)

Seller's Declaration

No

Property Type	Apartment (Und. 0.73 %)	Occupancy	65 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	60 days PP/PR Accepted
Floor	2	Lot Eval.	\$1 (2014)
Building Type	Detached	Building Eval.	\$1 (2014)
Year Built	1925	Mun. Taxes	\$1 (2014)
Gross Share Area	1,950.00 sqft	School Taxes	\$1 (2013)
Lot Area		Condominium Fees	\$ 28,152 (\$ 2,346/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	8	Bedrooms	3+0	Bathrooms and Powder Rooms	3+0
Level	Room		Size	Floor Covering	
2	Vestibule		6 X 5.6 ft	Wood	
2	Hall		10.8 X 10.2 ft	Wood	
2	Living room		16 X 19.5 ft	Wood	
2	Dining room		15 X 15.3 ft	Wood	
2	butler's pantry		4.8 X 9.10 ft irr	Wood	
2	Kitchen		11.8 X 9.5 ft	Wood	
2	Bathroom		8.10 X 11.9 ft	Granite	
2	Bedroom		16.4 X 9.7 ft	Wood	
2	Bathroom		5.1 X 10.1 ft	Marble	
2	Bedroom		13.5 X 11.10 ft	Wood	



Inclusions

Heartland Legacy Gas stove, refrigerator and vent hood; Miele dishwasher; Microwave oven; washer and dryer; curtains, rods and blinds; light fixtures and chandeliers.

Exclusions



Sewage System	Municipality	Heating System	Hot water	Equip./Serv.	Elevator(s), Laundry room, Central air conditioning, Fire detector (connected), Intercom, Electric garage door opener
Water Supply	Municipality	Water (access)		Renovations	
Pool		Fireplace-Stove	Yes		
Cadastre Parking					
Parking	Garage (1)				

Located in The Chateau, a Montreal landmark, this beautiful apartment enjoys a privileged downtown location across from the Ritz, Holts and walking distance to MFA and McGill. Completely renovated over a period of 9 months, it is an exquisite property that you will be happy to come home to. See addendum for more details.

This spacious apartment has a well thought out layout which separates the living areas from the bedrooms. Attention to detail is evident in the custom renovations.

The kitchen was enlarged to accommodate an island, 6 burner gas stove and custom made Shaker style cabinets matching the appliances. Honed granite countertop and double sink facing large window. It offers plenty of storage and it is a pleasure to cook in.

Adjacent laundry room with storage cabinets and granite counter. Butler's pantry or home office. Full bathroom.

All bathrooms feature linen closets, heated floors, Kohler fixtures, custom vanities, vintage style rain shower heads and well as hand held shower with temperature controls, and crystal knobs from Restoration Hardware. Statuario white marble, black granite and ceramic tile

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$1,495,000

1321 Rue Sherbrooke O., apt. E-20, Ville-Marie (Montréal), H3G 1J4

Centris® No. 15900559 (Active)

Seller's Declaration

Yes

Property Type	Apartment (Und. 0.97 %)	Occupancy	30 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	30 days PP/PR Accepted
Floor	2	Lot Eval.	\$19,326,400 (2014)
Building Type	Detached	Building Eval.	\$64,461,600 (2014)
Year Built	1928	Mun. Taxes	\$1 (2014)
Gross Share Area	2,520.00 sqft	School Taxes	\$1 (2014)
Lot Area		Condominium Fees	\$ 37,452 (\$ 3,121/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	6	Bedrooms	3+0	Bathrooms and Powder Rooms	3+0
Level	Room		Size	Floor Covering	
2	Living room		28 X 14.4 ft	Wood	
2	Dining room		18.8 X 13.9 ft	Wood	
2	Kitchen		13.2 X 11.10 ft irr	Tiles	
2	Dinette		7.10 X 7.6 ft irr	Tiles	
2	Master bedroom		17.10 X 12.4 ft	Wood	
2	Bathroom		15 X 7.8 ft	Tiles	
2	Bedroom		17.5 X 14.2 ft	Wood	
2	Bathroom		7.8 X 5.2 m	Marble	
2	Bedroom		17.3 X 13.7 ft	Wood	
2	Bathroom		7 X 6.2 ft	Marble	



Inclusions

Oven, Microwave, Sub-Zero Refrigerator, Wine refrigerator, Gas Cook Top, Hood/Fan, Miele Dishwasher, Washer, Dryer, Window coverings & rods, Blinds, Sconces, All built-ins.

Exclusions



Sewage System	Municipality	Heating System	Hot water	Equip./Serv.	Elevator(s), Central air conditioning
Water Supply	Municipality				
Pool		Water (access)			
Cadastre Parking	Garage - 2	Fireplace-Stove	Yes	Renovations	
Parking	Garage (2)				

Exceptional alternative to a home in prime Golden Mile location at Le Château! This 2520 sq. ft, 3-bdrm & 3 bath offers expansive living room w fireplace, sep. dining room, renovated kitchen, sep. laundry room, 2 garages. Enjoy an elegant lifestyle with Mount Royal, Museums, Ritz-Carleton & more at your doorstep. 24/7 concierge, guest parking.

Garage: 24, 25
 Locker: # to follow

Buyer must be approved by the executive committee of 'Le Château'.

Transfer fees are buyer's responsibility & Notary to be the Notary of 'Le Château', Maitre Steve Collins.

Fireplace to be verified by the Buyer and is sold without any warranty with respect to compliance with applicable regulations and insurance company requirements.

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$1,750,000

1455 Rue Sherbrooke O., apt. 2502, Ville-Marie (Montréal), H3G 1L2 (Redpath)

Centris® No. 19453889 (Active)

Seller's Declaration

No

Property Type	Apartment (Und. 1 %)	Occupancy	63 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	60 days PP/PR Accepted
Floor	20+	Lot Eval.	\$12,627,000 (2014)
Building Type	Detached	Building Eval.	\$110,773,000 (2014)
Year Built	1966	Mun. Taxes	\$1 (2014)
Gross Share Area	2,779.00 sqft	School Taxes	\$1 (2014)
Lot Area		Condominium Fees	\$ 47,892 (\$ 3,991/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	6	Bedrooms	3+0	Bathrooms and Powder Rooms	2+1
Level		Room		Size	Floor Covering
25		Hall		9 X 12 ft	Parquetry
25		Living room		19.7 X 25 ft	Parquetry
25		Dining room		14 X 25.5 ft	Parquetry
25		Kitchen		8.5 X 21 ft	Ceramic
25		Master bedroom		14.3 X 22.8 ft	Parquetry
25		Bedroom		12 X 15 ft	Parquetry
25		Den		15.7 X 24 ft	Parquetry
25		Bathroom		10 X 10 ft	Ceramic
25		Bathroom		10 X 10 ft	Ceramic
25		Powder room		10 X 10 ft	Marble



Inclusions

Washer ,dryer,dishwasher,wall oven,stove,refrigerator.

Exclusions



Sewage System	Municipality	Heating System	Hot water	Equip./Serv.	Mobility impaired accessible, Elevator(s), Laundry room, Central air conditioning, Fire detector (connected), Electric garage door opener
Water Supply	Municipality	Water (access)		Renovations	
Pool		Fireplace-Stove	No		
Cadastre Parking					
Parking	Garage (2)				

The Port Royal ,most prestigious Square mile address for local empty nesters seeking security,calm & Amazing services .This apartment from the moment you will step foot will draw you in & calm your senses.The layout & the 2800 sf,the views and the volumes are most pleasing; A place you will want to reside after renovating it to your own taste .

Port Royal Inc actions : 202500
 Apartment 2502 : 1,434 actions
 Garage shares : 165,52 actions par garage
 Total d'actions w/2 garages : 1,538 actions

Source: ROYAL LEPAGE HERITAGE, Real Estate Agency, LES IMMEUBLES NINA MILLER INC., Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$2,400,000

1455 Rue Sherbrooke O., apt. 3101, Ville-Marie (Montréal), H3G 1L2

Centris® No. 14412177 (Active)

Seller's Declaration

No

Property Type	Apartment (Und. 1 %)	Occupancy	30 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	30 days PP/PR Accepted
Floor	20+	Lot Eval.	\$12,627,000 (2014)
Building Type	Detached	Building Eval.	\$110,773,000 (2014)
Year Built	1966	Mun. Taxes	\$1,194,999 (2014)
Gross Share Area	2,619.00 sqft	School Taxes	\$500,000 (2014)
Lot Area		Condominium Fees	\$ 49,884 (\$ 4,157/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	7	Bedrooms	2+0	Bathrooms and Powder Rooms	2+1
Level		Room		Size	Floor Covering
31		Hall		15 X 9.5 ft	Wood
31		Living room		17 X 20 ft	Wood
31		Dining room		19.5 X 12 ft	Wood
31		Den		15.6 X 13 ft	
31		Kitchen		17 X 13.6 ft	Wood
31		Master bedroom		19 X 21 ft	Carpet
31		Bedroom		14 X 12 ft	Carpet



Inclusions

Réfrigérateur, plaque de cuisson, four encastré, lave-vaisselle, laveuse, sècheuse. Toutes les suspensions d'éclairage, les unités murales d'éclairage, les stores électriques, tous les meubles encastrés, les

Exclusions



Sewage System	Municipality	Heating System		Equip./Serv.	
Water Supply	Municipality				
Pool		Water (access)			
Cadastre Parking		Fireplace-Stove	No	Renovations	
Parking	Garage (2)				

Magnifique appartement au 31 ième étage du prestigieux Port-Royal. Spacieuse et très lumineuse copropriété de coin bénéficiant de vues spectaculaires du Mont-Royal et du centre-ville. Emplacement de choix. cet appartement a été complètement dégarni en 2001, redivisé et refait à neuf de A à Z, en 2001 avec des matériaux de la plus haute qualité

- ***** Hauteur de plafonds 9'4 (ce qui est exclusif aux 31 et 32 ièmes étages)
- ***** 2 espaces de garage intérieurs (nos. 62 et 63)
- ***** Chambre à coucher principale avec 2 grands walk-in et spacieuse salle de bain attenante.
- ***** Salon+ salle à manger+ boudoir à aire ouverte avec vue époustouflante du Mont-Royal
- ***** Grande cuisine avec coin repas et vue du centre-ville

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$1,199,000

Centris® No. 11210204 (Active)

1509 Rue Sherbrooke O., apt. 41, Ville-Marie (Montréal), H3G 1M1 (Simpson)

Seller's Declaration

Yes

Property Type	Apartment (Und. 2 %)	Occupancy	60 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	60 days PP/PR Accepted
Floor	4	Lot Eval.	\$6,325,100 (2012)
Building Type	Detached	Building Eval.	\$24,764,900 (2012)
Year Built	1908	Mun. Taxes	\$1 (2013)
Gross Share Area	3,000.00 sqft	School Taxes	\$1 (2013)
Lot Area		Condominium Fees	\$ 36,876 (\$ 3,073/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	8	Bedrooms	4+0	Bathrooms and Powder Rooms	2+1
Level		Room		Size	Floor Covering
4		Hall		8.9 X 15.9 ft	Marble
4		Den		10.5 X 12.3 ft	Wood
4		Master bedroom		17 X 19 ft	Wood
4		Bedroom		13.9 X 8 ft	Wood
4		Bedroom		17.3 X 14 ft	Wood
4		Bedroom		15.5 X 10 ft	Wood
4		Kitchen		14.7 X 13.1 ft	Wood
4		Dining room		11.7 X 17.2 ft irr	Wood
4		Living room		15 X 36 ft	Wood



Inclusions

All Appliances, Washer & Dryer

Exclusions

All Light Fixtures.



Sewage System	Municipality	Heating System	Hot water	Equip./Serv.	Elevator(s), Laundry room, Central air conditioning, Alarm system
Water Supply	Municipality				
Pool		Water (access)			
Cadastre Parking		Fireplace-Stove	No	Renovations	
Parking	Garage (1)				

Exceptional 4+1 bedroom residence in the heart of the Golden Square Mile. Reminiscent of a classic New York Style apartment with lofty ceilings and beautiful mouldings, overlooking Sherbrooke Street. Walking distance to shops, restaurants, Museums and McGill University. The spacious Livingroom and dining are designed with entertaining in mind.

****Details****

Shares: 18,190 shares which represents 1.9957% of total Linton shares

Parking number: 24

Lockers: R18-A and R18-F (one comes with the apartment, the other is rented at \$25 per month)

Monthly fees: \$2,973 plus \$75 for the parking space plus \$25 for the additional locker, totalling: \$3,073 per month

Source: PROFUSION IMMOBILIER RF, Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$1,798,000

Centris® No. 10581023 (Active)

1509 Rue Sherbrooke O., apt. 69, Ville-Marie (Montréal), H3G 1M1 (Simpson)

Seller's Declaration

No

Property Type	Apartment (Und. 1 %)	Occupancy	90 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	90 days PP/PR Accepted
Floor	6	Lot Eval.	\$6,235,100 (2013)
Building Type	Detached	Building Eval.	\$24,764,900 (2013)
Year Built	1907	Mun. Taxes	\$1 (2012)
Gross Share Area	2,400.00 sqft	School Taxes	\$1 (2012)
Lot Area		Condominium Fees	\$ 32,352 (\$ 2,696/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	7	Bedrooms	4+0	Bathrooms and Powder Rooms	3+0
Level	Room		Size	Floor Covering	
6	Vestibule		6.5 X 3.7 ft	Marble	
6	Hall		10 X 7.6 ft	Marble	
6	Kitchen		15.8 X 11.5 ft	Wood	
6	Bathroom		8 X 7.7 ft	Marble	
6	Laundry room		6 X 7.5 ft irr	Marble	
6	Dining room		18 X 14.2 ft	Wood	
6	Living room		22.9 X 22.10 ft irr	Wood	
6	Office		13.10 X 7.11 ft	Wood	
6	Bedroom		12.1 X 13.3 ft	Wood	
6	Bedroom		13.9 X 16.6 ft irr	Wood	



Inclusions

All appliances, all window treatments.

Exclusions

All chandeliers, sconces, hanging light fixtures.



Sewage System	Municipality	Heating System	Hot water	Equip./Serv.	Elevator(s), Central air conditioning, Fire detector (connected), Air exchange system, Electric garage door opener
Water Supply	Municipality	Water (access)		Renovations	
Pool		Fireplace-Stove	No		
Cadastre Parking					
Parking	Garage (2)				

Stunning Parisian-inspired apartment completely renovated by a decorator for herself. Outstanding architectural details have been added and every renovation has been executed with the greatest care to quality and craftsmanship, from the "Denis Couture" kitchen to the meticulously organized closets, this apartment is in a class of its own.

The weathered marble check floor in the entry hall is the first sign that great attention to detail is the hallmark of the residence.

A "Denis Couture" Kitchen is located at the front of the apartment and is equipped with furniture quality cabinetry , an island with Butcher block top, a "Wolf" induction cooktop, Subzero fridge, Miele dishwasher, 2 Kitchen Aid ovens and honed granite counters. A spacious bathroom with shower and a laundry room beyond are also located here plus a cosy office a little further down the hall.

At the center of the apartment are a large dining room and a vast living room with lofty ceilings, a beautiful mantle over the decorative fireplace and a charming window seat. Architectural mouldings such as chair rails, wainscoting and ceiling medallions have been added or improved but with restraint so as not to overpower the room.

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$1,595,000

2333 Rue Sherbrooke O., apt. 519, Ville-Marie (Montréal), H3H 2T6 (Atwater)

Centris® No. 28205829 (Active)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	60 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	60 days PP/PR Accepted
Floor	5	Lot Eval.	\$192,000 (2014)
Building Type		Building Eval.	\$831,100 (2014)
Year Built	1990	Mun. Taxes	\$8,419 (2014)
Gross Priv. Portion Area	1,736.00 sqft	School Taxes	\$1,849 (2014)
Lot Area		Condominium Fees	\$ 9,840 (\$ 820/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	4	Bedrooms	2+0	Bathrooms and Powder Rooms	2+0
Level		Room		Size	Floor Covering
5th		Hall		14 X 7.5 ft	Wood
5th		Living room		33 X 17.3 ft	Wood
5th		Kitchen		11 X 9.4 ft	Tiles
5th		Master bedroom		17.5 X 11.6 ft	Wood
5th		Bedroom		11.7 X 19.7 ft	Wood



Inclusions

All appliances (sold "as is").

Exclusions

All chandeliers and sconces.



Sewage System	Municipality	Heating System	Electric baseboard units	Equip./Serv.	Elevator(s), Laundry room, Central air conditioning, Fire detector (connected), Central vacuum cleaner system installation. Electric garage door opener.
Water Supply	Municipality	Water (access)		Renovations	
Pool	Heated, Indoor				
Cadastre Parking		Fireplace-Stove	Yes		
Parking	Garage (1)				

Perfectly located between the Golden Square Mile and Westmount, this exceptional 2 bedroom 2 bathroom residence is a must see! High ceilings, hardwood floors, entry sky light, large windows, wood burning fireplace, Juliette balcony to courtyard and panoramic Southern views.

Upon entering this luxurious residence, one is immediately impressed with its grandeur and brightness. Located on the 5th floor with panoramic windows and Southern views this is a perfect 2 bedroom, 2 bathroom condo. Open concept living and dining room with high ceilings, beautiful hardwood floors and a wood burning fireplace. Large master bedroom with ensuite bathroom, sauna and walk-in closet. Large skylight in entry hall and elegant second bedroom or den with Juliette balcony facing the courtyard. This exceptional residence also has 1 garage parking spot and a storage locker. Truly a wonder and must see.

Distinctive features of the Manoir Belmont: a large heated pool, hot tub, saunas, large indoor gym, elevators, storage, indoor parking, 24/24 doorman service, and groomed yard with water fountains.

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$1,197,777

Centris® No. 11985349 (Active)

1225 Rue University, apt. 1605, Ville-Marie (Montréal), H3B 9A9 (Entre René-Lévesque Ste-Catherin **Seller's Declaration**

No

Property Type	Apartment (Div.)	Occupancy	30 days PP/PR Accepted
Style	Two or more storey	Deed of Sale Signature	27 days PP/PR Accepted
Floor	16	Lot Eval.	
Building Type	Detached	Building Eval.	
Year Built	2013	Mun. Taxes	Not issued
Plan Priv. Portion Area	107.10 sqm	School Taxes	Not issued
Lot Area		Condominium Fees	\$ 8,616 (\$ 718/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water	Fleuve St-Laurent		



Rooms	6	Bedrooms	2+0	Bathrooms and Powder Rooms	2+0
Level	Room		Size	Floor Covering	
16th floor	Kitchen		16.2 X 11.10 ft irr	Wood	
16th floor	Dining room		11.4 X 9.3 ft irr	Wood	
16th floor	Living room		12 X 14 ft irr	Wood	
16th floor	Hall		8.5 X 5 ft	Wood	
16th floor	Den		6 X 16.4 ft	Wood	
16th floor	Master bedroom		12 X 13.9 ft	Wood	
16th floor	Storage		6 X 5 ft	Wood	
16th floor	Bathroom		8.5 X 8.3 ft	Ceramic	
16th floor	Bedroom		10.3 X 9.6 ft	Wood	
16th floor	Bathroom		5.5 X 8 ft	Ceramic	



Inclusions

All furniture and household furnishing.

Exclusions

Clothes, personal effects, works of art



Sewage System	Municipality	Heating System	Electric baseboard units, Forced air	Equip./Serv.	Mobility impaired accessible, Elevator(s), Central air conditioning, Fire detector (connected), Air exchange system, Sprinklers. Electric garage door opener.
Water Supply	Municipality				
Pool	Common spa, Heated, Indc	Water (access)			
Cadastre Parking		Fireplace-Stove	No	Renovations	
Parking	Garage (2)				

This Huge condo is unique, the design makes it a place of comfort and luxury. Its panoramic views of the city and mountains is magical. Turnkey, everything is included, an high quality furniture, High standard appliances and have to dishes and bedding. Its 2 parking represented an investment of more than \$ 120,000

All furniture included in the sale is a high quality. It also includes high-end appliances; built-in oven, hob, fridge and dishwasher are Thermador brand. Two parking worth 120 000 \$ + taxes are also included in the sale.

On the 3th floor, you find hot trend SPA with exceptional design. the includes services in condo fee are:

- Pool, spa, sauna and whirlpool tub
- First class fitness centre
- Permanent on-site security guard 24/7, Card reader access control & video surveillance Parking

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$1,199,000

1225 Rue University, apt. 2202, Ville-Marie (Montréal), H3B 9A9

Centris® No. 19172234 (Active)

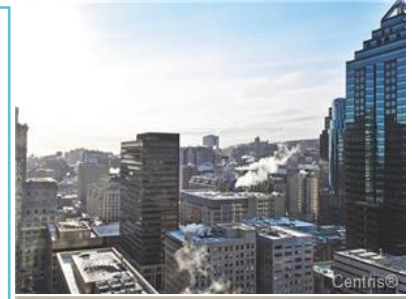
Seller's Declaration

No

Property Type	Apartment (Div.)	Occupancy	30 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	30 days PP/PR Accepted
Floor	20+	Lot Eval.	\$1 (2014)
Building Type	Detached	Building Eval.	\$1 (2014)
Year Built	2013	Mun. Taxes	\$1 (2013)
Plan Priv. Portion Area	128.90 sqm	School Taxes	\$1 (2013)
Lot Area		Condominium Fees	\$ 1 (\$ 1/month)
Expected Delivery Date			
Cert. of Location	Yes (2013)		
Body of Water			



Rooms	7	Bedrooms	2+0	Bathrooms and Powder Rooms	2+0
Level		Room		Size	Floor Covering
22ND FLOOR		Living room		17.4 X 19.9 ft irr	Ceramic
22ND FLOOR		Dining room		19.3 X 15.6 ft irr	Ceramic
22ND FLOOR		Kitchen		8.3 X 13.2 ft	Ceramic
22ND FLOOR		Master bedroom		10.9 X 19 ft	Wood
22ND FLOOR		Bathroom		8.11 X 10.3 ft	Ceramic
22ND FLOOR		Bedroom		12.6 X 9.10 ft	Wood
22ND FLOOR		Bathroom		5.8 X 8.7 ft	Ceramic



Inclusions

Kitchen appliances, washer/dryer

Exclusions



Sewage System	Municipality	Heating System	Electric baseboard units, Forced air	Equip./Serv.	Mobility impaired accessible, Elevator(s), Central air conditioning, Air exchange system, Intercom, Central heat pump, Alarm system
Water Supply	Municipality	Water (access)		Renovations	
Pool	Indoor, Inground	Fireplace-Stove	No		
Cadastre Parking					
Parking	Garage (1)				

Located on the 22nd floor with spectacular views, day and night, provided by many panoramic windows, you will be enchanted by its modern decor and its user-friendly layout.

Included Services:

- Pool, spa, sauna and whirlpool tub
- First class fitness centre
- Permanent on-site security guard 24/7
- Card reader access control & video surveillance
- Restaurant & lounge
- Business centre & conference room
- Banquet & reception hall
- Conciergerie/reception desk

Source: ROYAL LEPAGE HERITAGE, Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$1,199,000

1225 Rue University, apt. 2301, Ville-Marie (Montréal), H3B 9A9

Centris® No. 28061178 (Active)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	33 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	30 days PP/PR Accepted
Floor	20+	Lot Eval.	
Building Type	Attached corner unit	Building Eval.	
Year Built	2013	Mun. Taxes	Not issued
Plan Priv. Portion Area	1,245.00 sqft	School Taxes	Not issued
Lot Area		Condominium Fees	\$ 9,252 (\$ 771/month)
Expected Delivery Date			
Cert. of Location	Yes (2013)		
Body of Water			



Rooms	7	Bedrooms	2+0	Bathrooms and Powder Rooms	2+0
Level	Room		Size	Floor Covering	
23	Dining room		20.10 X 11.6 ft	Wood	
23	Living room		11.2 X 13.4 ft	Wood	
23	Kitchen		11.6 X 9.4 ft	Wood	
23	Bedroom		8.1 X 15.6 ft	Wood	
23	Bathroom		10.5 X 4.10 ft	Granite	
23	Master bedroom		11.3 X 13.2 ft irr	Wood	
23	Bathroom		15.3 X 6.3 ft	porcelaine	



Inclusions

tous les électroménagers, et peut être vendu meublé avec tous les accessoires

Exclusions



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

Altitude: Quite a spectacular condo with its modern twist into the decoration; light fixtures of great quality and high class accessories; this condo can be sold completely furnished and equipped; it has 2 bedrooms and 2 full bathrooms and 1 right to park; a big terrace with a great view!

Le rangement est situé au 4e sous-sol et porte le numéro SA-C186.

appareil électroménagers:

Amana: laveuse et sècheuse

Electrolux; lave-vaisselle, cellier, cuisinière

Panasonic: micro-onde

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$1,798,000

1225 Rue University, apt. 2404, Ville-Marie (Montréal), H3B 9A9 (Cathcart)

Centris® No. 10206578 (Active)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	60 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	57 days PP/PR Accepted
Floor	20+	Lot Eval.	
Building Type	Detached	Building Eval.	
Year Built	2013	Mun. Taxes	Not issued
Plan Priv. Portion Area	1,643.00 sqft	School Taxes	Not issued
Lot Area		Condominium Fees	\$ 13,020 (\$ 1,085/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	4	Bedrooms	3+0	Bathrooms and Powder Rooms	2+0
Level		Room		Size	Floor Covering
24		Living/Dining Room/K		24.1 X 20 ft irr	Wood
24		Master bedroom		12.2 X 19.7 ft irr	Wood
24		Bedroom		12.6 X 9.9 ft irr	Wood
24		Bedroom		22.10 X 13 ft irr	Wood



Inclusions

Fridge, cook-top, oven, microwave, wine cellar, all light fixtures and all blinds and curtains.

Exclusions

Desk



Sewage System	Municipality	Heating System		Equip./Serv.	
Water Supply	Municipality				
Pool	Heated, Indoor, Inground	Water (access)			
Cadastre Parking		Fireplace-Stove	No	Renovations	
Parking	Garage (2)				

ALTITUDE - Exceptional in every way, this magnificent residence is luxurious and chic! Superb panoramic views, immense open concept living and dining areas, 3 bedrooms, 2 bathrooms, 2 indoor parking spaces, 1 locker. BREATHTAKING VIEWS!

With panoramic views of downtown Montreal and the Mont-Royal, this condo will definitely take any visitors breath away.

Upon entering, we are automatically drawn to the open concept living areas - gourmet kitchen with top of the line appliances and quartz countertops, spacious living room and dining room, floor to ceiling windows ensure as much light as possible, and access to one of two balconies.

The master suite is also surrounded by floor to ceiling windows giving the effect that you are sleeping in the sky....A large fully furnished walk-in closet ensures privacy between the room and the bathroom. The master bathroom has a spectacular view of the city and has a double vanity with quartz countertops, a beautiful bath, and a spacious shower.

On the left side of the entrance, there are 2 more large size bedrooms, one of which has a cozy balcony, where you can enjoy your morning

Source: PROFUSION IMMOBILIER RF, Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$1,450,000

Centris® No. 24185454 (Active)

1225 Rue University, apt. 2501, Ville-Marie (Montréal), H3B 9A9

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	20+	Lot Eval.	
Building Type	Detached	Building Eval.	
Year Built	2013	Mun. Taxes	Not issued
Plan Priv. Portion Area	121.30 sqm	School Taxes	Not issued
Lot Area		Condominium Fees	\$ 11,724 (\$ 977/month)
Expected Delivery Date			
Cert. of Location	Yes (2013)		
Body of Water			



Rooms	5	Bedrooms	2+0	Bathrooms and Powder Rooms	2+0
Level	Room		Size	Floor Covering	
25th Floor	Hall		9.9 X 8.1 ft irr	Ceramic	
25th Floor	Bathroom		10.2 X 7.1 ft	Ceramic	
25th Floor	Bedroom		9.2 X 14.3 ft	Wood	
25th Floor	Kitchen		13.2 X 9 ft	Ceramic	
25th Floor	Laundry room		5.2 X 4.1 ft	Ceramic	
25th Floor	Master bedroom		10.7 X 14.7 ft irr	Wood	
25th Floor	Bathroom		14.6 X 5.1 ft	Ceramic	
25th Floor	Living room		14.8 X 15.2 ft	Wood	
25th Floor	Dining room		13.3 X 20.2 ft irr	Wood	



Inclusions

All built-in kitchen appliances, Washer & Dryer.

Exclusions



Sewage System	Municipality	Heating System	Forced air	Equip./Serv.	Mobility impaired accessible, Elevator(s), Central air conditioning, Electric garage door opener, Alarm system
Water Supply	Municipality				
Pool	Common spa, Heated, Indc	Water (access)			
Cadastre Parking		Fireplace-Stove	No	Renovations	
Parking	Garage (1)				

In the heart of Montreal with a breathtaking view, this corner apartment with an open concept layout is offering privacy and brightness. Located near all the services: Restaurants, Metro, Shopping center, Coffee shop.

Features:

* High end kitchen appliances: subzero refrigerator and wine cellar refrigerator, wolf 36" stainless steel oven, steam oven, warming drawing. Wolf built in microwave. built in touch screen Miele dishwasher (top model), induction cook top and hood. Ultra quiet Miele stainless steel dishwasher (top model)

* closet organizers by California closets

* Master bathroom ceramic all around

Included Services:

Source: ROYAL LEPAGE HERITAGE, Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



Alexander Kay, Real Estate Broker
RE/MAX ACTION INC.
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\$1,150,000/\$3,900/month X 1 year(s)

1225 Rue University, apt. 2503, Ville-Marie (Montréal), H3B 3A7 (René-Lévesque)

Centris® No. 23204305 (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	20+	Lot Eval.	
Building Type	Semi-detached	Building Eval.	
Year Built	2013	Mun. Taxes	Not issued
Plan Priv. Portion Area	1,040.00 sqft	School Taxes	Not issued
Lot Area		Condominium Fees	\$ 7,644 (\$ 637/month)
Expected Delivery Date			
Cert. of Location	Yes (2013)		
Body of Water			



Rooms	5	Bedrooms	2+0	Bathrooms and Powder Rooms	2+0
Level		Room		Size	Floor Covering
25		Living room		12.9 X 10 ft irr	Wood
25		Master bedroom		16.3 X 11.8 ft irr	Wood
25		Bedroom		10.8 X 16.8 ft irr	Wood
25		Dining room		14.10 X 8.3 ft irr	Wood
25		Kitchen		10.3 X 8.2 ft irr	Ceramic



Inclusions

Stove, refrigerator, dishwasher, all satinless MIELE, ,micro-wave PANASONIC, washer, dryer, blinds. For rental-Hydro and indoor parking.

Exclusions



Sewage System	Municipality	Heating System	Forced air	Equip./Serv.	Elevator(s), Central air conditioning, Sprinklers, Intercom, Electric garage door opener, Sauna
Water Supply	Municipality				
Pool	Common spa, Heated, Indc	Water (access)			
Cadastre Parking		Fireplace-Stove	No	Renovations	
Parking	Garage (1)				

A classy building, a happening neighbourhood in the heart of the city, this beautiful apartment with balcony offers upscale finishes, an open kitchen to living/dining and a spectacular view. Only steps from the chic boutiques, Central station, the Metro, office towers, universities fine restaurants and more! Walk to everything!

- 24H security with attendant at all times
- Indoor swimming pool with hot tub Spa and sauna
- Gym with state of the art equipment
- Pool room
- Cinema viewing room
- Virtual golf with giant screen
- Reception room/Conference room
- Optimal sound proofing and insulation

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$1,395,000/\$6,300/month X 6 month(s)

1225 Rue University, apt. 2702, Ville-Marie (Montréal), H3B 9A9 (Cathcart)

Centris® No. 20064598 (Active)

Seller's Declaration Yes

Property Type	Apartment (Div.)	Occupancy	2014-12-15
Style	One storey	Deed of Sale Signature	30 days PP/PR Accepted
Floor	20+	Lot Eval.	
Building Type	Attached corner unit	Building Eval.	
Year Built	2013	Mun. Taxes	Not issued
Plan Priv. Portion Area	124.80 sqm	School Taxes	Not issued
Lot Area		Condominium Fees	\$ 13,020 (\$ 1,085/month)
Expected Delivery Date			
Cert. of Location	Yes (2013)		
Body of Water			



Rooms	6	Bedrooms	3+0	Bathrooms and Powder Rooms	2+0
Level	Room		Size	Floor Covering	
27	Hall		9.8 X 4.4 ft	Ceramic	
27	kitchen/dining room		13.3 X 12.8 ft	Ceramic	
27	Living room		12.1 X 16.1 ft	Ceramic	
27	Solarium		18.8 X 10.4 ft	Wood	
27	Master bedroom		15.2 X 10.10 ft	Wood	
27	Bathroom		10.1 X 7.1 ft	Ceramic	
27	Bedroom		13.10 X 9.5 ft	Wood	
27	Bathroom		6.8 X 8.4 ft	Ceramic	



Inclusions

all appliances are high end and from Miele; wine cellar, electric blinds and curtains, this condo can be sold completely furnish

Exclusions



Sewage System	Municipality	Heating System	Electric baseboard	Equip./Serv.	
Water Supply	Municipality		units		
Pool	Common spa, Heated, Indc	Water (access)			
Cadastre Parking		Fireplace-Stove	No	Renovations	
Parking	Garage (1)				

Situated on the 27th floor of Altitude, this condo offers one of the greatest view of the city, it has been designed with care and high end materials; it is available immediately for rent, and can be rented furnished with services included at 6900\$/m (with linens, dishes etc) and valet parking also. Ready to move in!

The Rental if fully furnished, with linens and dishes included; the services are part of the rental (Hydro and cable) the parking space is also included and it is valet parking: the 3rd bedroom will be furnished depending of the use of the tenant needs.

- Pool, spa, sauna and whirlpool tub
- First class fitness center
- Permanent on-site security guard 24/7
- Card reader access control & video surveillance
- Restaurant & lounge
- Business centre & conference room

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$2,850,000

1225 Rue University, apt. 2801, Ville-Marie (Montréal), H3B 9A9 (René-Levesque)

Centris® No. 9103997 (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	20+	Lot Eval.	
Building Type	Detached	Building Eval.	
Year Built	2013	Mun. Taxes	Not issued
Plan Priv. Portion Area	2,595.00 sqft	School Taxes	Not issued
Lot Area		Condominium Fees	\$ 21,000 (\$ 1,750/month)
Expected Delivery Date			
Cert. of Location	Yes (2013)		
Body of Water			



Rooms	11	Bedrooms	3+0	Bathrooms and Powder Rooms	3+1
Level	Room		Size	Floor Covering	
28th	Living room		10.46 X 5.5 m	Wood	
28th	Dining room		4.65 X 5.5 m	Wood	
28th	Kitchen		3.10 X 5.10 m	Ceramic	
28th	Powder room		1.63 X 1.53 m	Ceramic	
28th	Master bedroom		10.28 X 6.77 m	Wood	
28th	Bathroom		4.72 X 3 m	Ceramic	
28th	Bedroom		4.73 X 3.83 m	Wood	
28th	Bathroom		1.23 X 3.63 m	Ceramic	
28th	Bedroom		5.89 X 3.25 m	Wood	
28th	Bathroom		3.42 X 2.18 m	Ceramic	



Inclusions

The Miele band new kitchen appliances total amount \$26243, Electric supplement of \$21862.79, additional improvements total \$39140,two indoor parking,one locker room

Exclusions



Sewage System	Municipality	Heating System		Equip./Serv.	
Water Supply	Municipality				
Pool		Water (access)			
Cadastre Parking		Fireplace-Stove	No	Renovations	
Parking	Garage (2)				

BRAND NEW!A rare to find 2595 sf condo at ALTITUDE- Montreal's tallest condominium tower next to Place Ville Marie - with 5 stars hotel services.This magnificent 28th story residence has breathtaking views of the city,an immense open concept living & dining area,3 bedrooms,3+1 bathrooms, 1 office/den/gym,2 balconies,2 indoor parking,1 locker

L'espace de stationnement est un droit de stationnement régi par une servitude et un bail emphytéotique; le service valet est obligatoire. Frais du droit de stationnement est de \$334.81 par mois pour 2 stationnement

5 STARS HOTEL SERVICES - The 3rd floor is entirely dedicated to all the amenities:

- *Pool & whirlpool tub ,spa,steam room,sauna, massage rooms, exterior terrace, first class gym & fitness centre
- *Banquet & reception hall
- *Home movie theater
- *Meeting lounge with bar and a billiard table
- *Large Movie theater screen
- *Virtual golf simulator

Source: DICASI AGENCE IMMOBILIÈRE, Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$2,375,145 + GST/QST

1225 Rue University, apt. PH3202, Ville-Marie (Montréal), H3B 9A9 (Cathcart)

Centris® No. 25123597 (Active)

Seller's Declaration Yes

Property Type	Apartment (Div. 0.95 %)	Occupancy	30 days PP/PR Accepted
Style	Two or more storey	Deed of Sale Signature	30 days PP/PR Accepted
Floor	LF	Lot Eval.	
Building Type	Detached	Building Eval.	
Year Built	2013	Mun. Taxes	Not issued
Plan Priv. Portion Area	2,180.00 sqft	School Taxes	Not issued
Lot Area		Condominium Fees	\$ 16,992 (\$ 1,416/month)
Expected Delivery Date			
Cert. of Location	Yes (2014)		
Body of Water			



Rooms	7	Bedrooms	2+0	Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering		
GF	Living room	14.1 X 14.6 ft	Ceramic		
GF	Dining room	14.1 X 16.6 ft	Ceramic		
GF	Kitchen	10 X 16.3 ft	Ceramic		
Terrace	Kitchen	7.6 X 18.6 ft	Trek		
GF	Powder room	4 X 8 ft	Ceramic		
2	Laundry room	6.6 X 7 ft irr	Ceramic		
2	Bedroom	16.5 X 13.2 ft	Wood		
2	Bathroom	9.8 X 8 ft	Ceramic		
2	Master bedroom	14.6 X 11.10 ft	Wood		
2	Bathroom	14.10 X 6.3 ft	Ceramic		



Inclusions
 Hot tub, cooktop, refrigerator, ventilation hood and micro-waves of Miele brand. Double face gaz fireplace, washer and dryer Whirlpool.

Exclusions



Sewage System	Municipality	Heating System	Electric baseboard	Equip./Serv.	Mobility impaired accessible, Elevator(s),
Water Supply	Municipality		units		Central air conditioning, Air exchange
Pool	Common spa, Heated, Indc	Water (access)			system, Sprinklers, Intercom, Sauna
Cadastre Parking		Fireplace-Stove	Yes	Renovations	
Parking	Garage (2)				

Spectacular 2-level penthouse offering panoramic views of the city and the mountain, three large terraces, including one with spa on the roof, and two bedrooms. This magnificent unit boasts a contemporary design with clean lines and a vast open space with a magnificent double sided fireplace. The epitome of luxury for an unparalleled lifestyle!

Upon entering this fabulous 2 bedroom penthouse, you will be greeted by the breathtaking semi-circular staircase in the hall and the immense open space that accommodates the living and dining rooms. This space features an impressive double sided gas fireplace that divides the two distinct areas, glass walls overlooking the city, and high ceilings creating a unique experience. The superb european-inspired kitchen boasts stainless steel Miele appliances that blend seamlessly with the design, beautiful cabinets providing plenty of storage, central island with quartz countertops, and a door accessing one of the terraces. Upstairs, the master bedroom offers beautiful hardwood floors, access to one of the terraces, and an ensuite bathroom fitted with a large double vanity, glass shower, separate bath and heated floors. A second bedroom with breathtaking views, a second bathroom with heated floors, and a laundry room complete this exceptional penthouse.

The Altitude -- Luxurious building with exceptional services including pool, spa, sauna, first class fitness center, banquet and reception hall,

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$1,595,000

445 Av. Viger O., apt. 1108, Ville-Marie (Montréal), H2Z 2B8 (St-Alexandre)

Centris® No. 12704530 (Active)

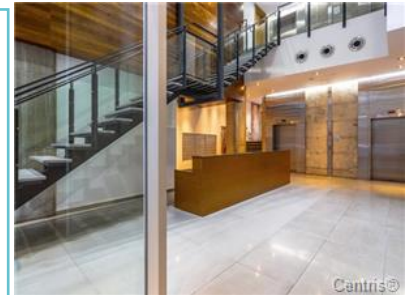
Seller's Declaration

No

Property Type	Apartment (Div.)	Occupancy	90 days PP/PR Accepted
Style	Two or more storey	Deed of Sale Signature	90 days PP/PR Accepted
Floor	11	Lot Eval.	\$102,100 (2014)
Building Type	Attached corner unit	Building Eval.	\$1,052,300 (2014)
Year Built	2005	Mun. Taxes	\$10,580 (2014)
Plan Priv. Portion Area	2,604.00 sqft	School Taxes	\$2,242 (2014)
Lot Area		Condominium Fees	\$ 11,088 (\$ 924/month)
Expected Delivery Date			
Cert. of Location	Yes (2010)		
Body of Water			



Rooms	6	Bedrooms	2+0	Bathrooms and Powder Rooms	2+1
Level	Room		Size	Floor Covering	
11th Floor	Family room		24.3 X 16.9 ft	Concrete	
11th Floor	Den		11.4 X 11.6 ft	Concrete	
11th Floor	Powder room		7.7 X 6.1 ft	Concrete	
11th Floor	Office		9 X 10 ft	Concrete	
11th Floor	Bedroom		15.9 X 11.7 ft	Concrete	
11th Floor	Bathroom		12.1 X 7.11 ft	Ceramic	
12nd Floor	Hall		4 X 17.8 ft	Concrete	
12nd Floor	Master bedroom		18.5 X 11.9 ft	Concrete	
12nd Floor	Bathroom		15.6 X 9.7 ft	Concrete	
12nd Floor	Kitchen		14.6 X 14.8 ft	Concrete	



Inclusions

Kitchen appliances, washer & dryer, built-in closets, drapes.

Exclusions

Bookshelves in the den (11th floor), bar (dining room wall), mirror (12th floor entrance), square light fixture (facing elevator on 12th floor).



Sewage System	Municipality	Heating System	Electric baseboard units	Equip./Serv.	Elevator(s), Central air conditioning, Central vacuum cleaner system installation, Electric garage door opener, Alarm system
Water Supply	Municipality	Water (access)		Renovations	
Pool					
Cadastre Parking	Garage - 2	Fireplace-Stove	Yes		
Parking	Garage (2)				

Luxury condominium in the prestigious award winning "UNITY II" complex. This gorgeous European style condo on 2 floors features high ceilings, unique exposed concrete wall finishes, epoxy floors throughout, fireplace, terrace, private gym, high end appliances and 2 interior garage spots. Ideal location, close to all amenities.

- * Unity II is the winner of the Canadian Architecture Award for best design in Canada
- * 10 ft exposed concrete ceilings
- * Epoxy floors throughout
- * Gorgeous kitchen wood cabinets and stainless steel countertops, with extra large and deep undermount sink.
- * Premium kitchen appliances: Smeg double oven, Ariston fridge, Amana gas cooktop and Miele dishwasher.
- * Recessed halogen lighting throughout and wall mounted LED accent lighting.
- * This condo has a commercial and residential function permitted by the by-laws.
- * The elevator opens inside the condo on the 12th floor and into the corridor on the 11th floor with access to the unit.
- * The terrace faces the sunset and has direct sun in the early afternoon. It also permits BBQ and has a water faucet for the flowers.
- * The building offers a fitness center, a shared patio for sunny days, secure touch-key entry system & central AC

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

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am



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\$1,295,000

495 Av. Viger O., apt. 2102, Ville-Marie (Montréal), H2Z 0B1 (beaver hall)

Centris® No. 23787724 (Active)

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	2014-09-25
Style	One storey	Deed of Sale Signature	2014-09-25
Floor	20+	Lot Eval.	
Building Type	Attached	Building Eval.	
Year Built	2014	Mun. Taxes	Not issued
Gross Priv. Portion Area	1,470.00 sqft	School Taxes	Not issued
Lot Area		Condominium Fees	\$ 8,904 (\$ 742/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water	Montreal		



Rooms	7	Bedrooms	1+1	Bathrooms and Powder Rooms	2+1
Level	Room		Size	Floor Covering	
21 ième	Living room		24.1 X 15.8 ft irr	Laminate floor	
21 ième	Kitchen		20.7 X 10 ft irr	Laminate floor	
21 ième	Master bedroom		14.4 X 12.10 ft irr	Laminate floor	
21 ième	Bedroom		14.8 X 8 ft irr	Laminate floor	
21 ième	Bedroom		9 X 8 ft irr	Laminate floor	
21 ième	Balcon terrasse		14.3 X 4.8 ft irr	béton	
21 ième	Balcon terrasse		15.2 X 4.8 ft irr	béton	



Inclusions

Réfrigérateur, cuisinière, hotte micro-ondes, cellier, lave-vaisselle, luminaires cuisine et salle à manger, laveuse et sècheuse, aspirateur central. Stationnements tandem no 116 et 116 T, casier no 53 étage P4.

Exclusions



Sewage System	Municipality	Heating System	Electric baseboard units	Equip./Serv.	Elevator(s), Central air conditioning, Fire detector (connected), Sprinklers, Central vacuum cleaner system installation, Electric garage door opener
Water Supply	Municipality	Water (access)		Renovations	
Pool	Other				
Cadastre Parking		Fireplace-Stove	No		
Parking	Garage (2)				

Situé dans le tout nouveau immeuble Altoria. Une vue panoramique, deux balcons terrasse, stationnement tandem et rangement au niveau du garage sous sol P4

Ce condo sur un panorama de 180 degré offrant ainsi un vue du Vieux Montréal jusqu'au fleuve Saint Laurent.

- La cuisine avec dinette entièrement ouverte sur le salon et la salle à manger tout est absolument lumineux avec le soleil de l'avant midi.

- Au salon ont y retrouve toujours la belle fenestration et l'accès au balcon terrasse.

- Chambre à coucher principale avec salle de bains complète tel que bain et douche séparée.

- 2 salles de bains complètes au total et un powder room- Salle de lavage dans la salle de bains des invités.

- Volume des plafonds en général sont de 9 pieds.

- Balcon terrasse du salon 14.3 X 4.8

- Balcon terrasse de la chambre principale 15.2 X 4.8

- Stationnement tandem no 116 & 116 T et un rangement no 53 au sous P4.

Source: KELLER WILLIAMS URBAIN, Real Estate Agency

Prepared by Alexander Kay, Real Estate Broker on 2014-11-04 at 8:38 am