

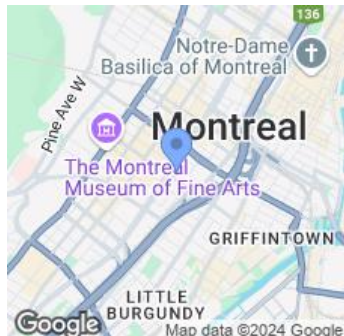


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Centris No. 10876692 (Active)



\$588,000

1300 Boul. René-Lévesque O., apt. 1202
Montréal (Ville-Marie)
H3G 0B7

Region Montréal
Neighbourhood Golden Square Mile
Near
Body of Water

Property Type	Apartment	Year Built	2016
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2016)
Building Type	Detached	Special Contribution	
Floor	12th floor	Meeting Minutes	
Total Number of Floors	40	Financial Statements	
Total Number of Units	273	Building Rules	
Private Portion Size		Reposess./Judicial auth.	No
Plan Priv. Portion Area	666 sqft	Building insurance	
Building Area		Maintenance log	
Lot Size		Co-ownership insurance	
Lot Area		Contingency fund study	
Cadastre of Private Portion	5798295	Cert. of Loc. (divided part)	Yes (2016)
Cadastre of Common Portions	5855415, 5927700, 6197531, 6219937, 6220067	File Number	
Trade possible		Occupancy	According to the leases
Zoning	Residential	Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$3,678 (2023)	Condo Fees (\$462/month)	\$5,544
Lot	\$74,000	School	\$491 (2023)	Common Exp.	
Building	\$503,200	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$577,200 (101.87%)	Total	\$4,169	Total	\$5,544

Room(s) and Additional Space(s)					
No. of Rooms	4	No. of Bedrooms (above ground + basement)	1+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
12	Living room	14.11 X 11.11 ft	Wood		
12	Kitchen	13.6 X 11.2 ft	Wood		

12	Bedroom	12.7 X 9.4 ft	Wood
12	Bathroom	9.7 X 7.8 ft	Ceramic
12	Laundry room	6.2 X 4.7 ft	Ceramic
Additional Space	Size	Cadastre/Unit number	Description of Rights
Balcony	9.1 X 4.5 ft		

Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	Heated, Indoor, Inground
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating		Leased Parkg	
Heating System		Parkg (total)	Garage (1)
Basement		Driveway	
Bathroom	Separate shower	Garage	Built-in
Washer/Dryer (installation)		Carport	
Fireplace-Stove		Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions	Smoking not allowed, Short-term rentals not allowed	Distinctive Features	
Pets	Pets allowed	Water (access)	
Property/Unit Amenity	Central air conditioning, Fire detector (connected), Air exchange system, Intercom, Electric garage door opener	View	View of the city, View of the mountain
Building Amenity	Hot tub/Spa, Elevator	Proximity	Bicycle path, CEGEP, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation, Réseau Express Métropolitain (REM), University
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible			

Inclusions
Fridge , stove , dishwasher , washer , dryer , microwave

Exclusions
Tenants belongings

Remarks

****Luxurious Condo in the Heart of Downtow Montreal with Garage and Incredible Amenities**** Welcome to your new home in the vibrant City of Montreal! This spacious condo offers over 650 square feet of modern living space, perfect for those seeking comfort and convenience. ***Features:*** - ***Size:*** With over 650 square feet of well-designed space, this condo provides ample room for comfortable living. - ***Location:*** Situated in the bustling heart of Montreal, you'll enjoy easy access to the city's finest restaurants, shops, parks, and entertainment venues. - ***Garage:*** Say goodbye to parking hassles with your own private garage.

Addendum

Key Features: Best price in this building with this square footage including interior garage .

- Prime Location:** Located in the bustling heart of the city, you'll have immediate access to the best dining, shopping, entertainment, and cultural attractions that the city has to offer. Commute times are minimized, allowing you to make the most of your valuable time.
- Breathtaking Views:** Floor-to-ceiling windows and balcony provide panoramic views of the city and mountains, ensuring that every day begins and ends with awe-inspiring scenery.
- Unrivaled Amenities:** The condo complex boasts a comprehensive range of amenities, including a state-of-the-art fitness center, a luxurious spa, indoor salt water swimming pool, sauna , hot tub, common terraces to enjoy / including bbq , billiard

room , movie theatre , conference rooms , bicycle parking , indoor parking , reception gala for parties , 3 high speed elevators , valet and guest parking .

4. Modern Interior: Step into a world of modern elegance with high-end finishes and an open-concept design. The kitchen features top-of-the-line appliances and sleek cabinetry, while the living spaces are designed for both comfort and style.

5. Private Retreat: The master bedroom is a sanctuary with its walk in closet and connection to spacious bathroom, offering a tranquil space to unwind after a long day.

6. Versatile Spaces: Open concept so you can decide how you want to use the space.

7. Secure Living: Rest easy with 24/7 security and secure parking for your peace of mind.

In summary, this city condo redefines urban living with its prime location, breathtaking views, and unparalleled amenities. It's a perfect choice for those who desire the finest in city living. Don't miss the opportunity to make this remarkable condo your new home. Contact us today for a viewing. Locker L5-120. Garage 5090

Sale with legal warranty of quality

Seller's Declaration

Yes SD-05926

Source

BLVD IMMOBILIER, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.