



**Shapoor Hoghooghi**, Residential and Commercial Real Estate Broker  
**BLVD IMMOBILIER**  
 Real Estate Agency  
 6600, Rte Transcanadienne #203  
 Pointe-Claire (QC) H9R 4S2  
<http://www.shapoorhoghooghi.com>

514-295-8787 / 514-575-7984  
 Office : 514-944-2583  
[brokers@shapoorhoghooghi.com](mailto:brokers@shapoorhoghooghi.com)



**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**

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

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

| <b>Room(s) and Additional Space(s)</b> |             |  |                       |  |  |
|--|-------------|--|-----------------------|--|--|
| <b>No. of Rooms</b>                    |             | <b>No. of Bedrooms (above ground + basement)</b> |                       | <b>No. of Bathrooms and Powder Rooms</b> |  |
| 4                                      |             | 1+0  |                       | 1+0                                      |  |
| <b>Level</b>                           | <b>Room</b> | <b>Size</b>                                      | <b>Floor Covering</b> | <b>Additional Information</b>            |  |
| 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 |                      |                       |

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

| <b>Inclusions</b>  |
|--|
| Fridge , stove , dishwasher , washer , dryer , microwave |

| <b>Exclusions</b>  |
|--------------------|
| Tenants belongings |

| <b>Remarks</b>   |
|--|
| **Luxurious Condo in the Heart of Montreal with Garage and Incredible Amenities** Welcome to your new home in the vibrant heart 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, providing secure an |

| <b>Addendum</b>  |
|--|
| Key Features: Best price in this building with this square footage including interior garage .   |
| 1. 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. |
| 2. 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.   |
| 3. 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.

**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.