



Shapoor Hoghooghi, Residential and Commercial Real Estate Broker
BLVD IMMOBILIER
 Real Estate Agency
 6600, Rte Transcanadienne #203
 Pointe-Claire (QC) H9R 4S2

514-295-8787 / 514-575-7984
 Office : 514-944-2583
 brokers@shapoorhoghooghi.com



Centris No. 14205270 (Active)



\$275,000

3460 Rue Simpson, apt. 408
Montréal (Ville-Marie)
H3G 2J4

Region Montréal
Neighbourhood Golden Square Mile
Near
Body of Water

Property Type	Apartment	Year Built	1959
Style	One storey	Expected Delivery Date	
Condominium Type	Undivided Share 0.9%	Specifications	
Year of Conversion		Declaration of co-ownership Issued	No
Building Type	Detached	Special Contribution	
Floor	4th floor	Meeting Minutes	
Total Number of Floors	9	Financial Statements	
Total Number of Units	72	Building Rules	
Building Size		Repossess./Judicial auth.	No
Share Area		Building insurance	
Building Area		Maintenance log	
Lot Size		Co-ownership insurance	
Lot Area		Contingency fund study	
Cadastre of Immovable	1065415	Cert. of Loc. (divided part)	No
Cadastre of Common Portions		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		Municipal	\$1 (2023)	Condo Fees (\$707/month)	\$8,484
Lot		School	\$1 (2023)	Common Exp.	
Building		Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total		Total	\$2	Total	\$8,484

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	
4	Living room	20 X 10.8 ft	Wood	Living Room/Dining Room	
4	Bedroom	16.1 X 10.5 ft	Wood		
4	Kitchen	10.2 X 5.8 ft	Ceramic		

4	Bathroom	6.10 X 4.10 ft	Ceramic	Laundry
Additional Space	Size	Cadastre/Unit number		Description of Rights
Roof top Terrace	15 X 15 ft			Common portion
Features				
Sewage System	Municipality	Rented Equip. (monthly)		
Water Supply	Municipality	Renovations		
Siding	Brick	Pool		
Windows	Aluminum	Cadastre - Parkg (incl. pr		
Window Type	Sliding	Cadastre - Parkg (excl. pr		
Energy/Heating	Natural gas	Leased Parkg		
Heating System	Hot water	Parkg (total)		
Basement		Driveway		
Bathroom	Separate shower	Garage		
Washer/Dryer (installation)	Bathroom	Carport		
Fireplace-Stove		Lot		
Kitchen Cabinets		Topography		
Restrictions/Permissions		Distinctive Features		
Pets		Water (access)		
Property/Unit Amenity	Wall-mounted air conditioning, Sprinklers, Furnished	View		
Building Amenity	Elevator	Proximity	CEGEP, Hospital, Metro, Park, Public transportation, University Asphalt and gravel	
Building's Distinctive Features		Roofing		
Energy efficiency				
Mobility impaired accessible				

Inclusions
 Fridge, Stove, Dishwasher, microwave, A/C unit, Dining room set (4 chairs), Sofa, Coffee table, Bedroom set, washer/dryer.
 Bookcase, 2 bar stools . All as is .

Exclusions
 All decorative items

Remarks
 Nestled in the heart of the vibrant golden square mile, this updated 1-bedroom condo offers over 600 square feet of stylish living space. With captivating hardwood floors and lofty high ceilings, each corner exudes elegance. The pièce de résistance is the rooftop terrace, providing an exclusive retreat with panoramic views of the majestic mountain and the bustling downtown skyline. Welcome home to a seamless blend of urban convenience and sophisticated comfort . This unit comes fully furnished. Walking distance to Mount Royal Park, Guy metro station, McGill and Concordia, Museum of Fine arts, Ritz Carlton, boutiques and restaurants.

Addendum
 The Prestigious Mackenzie house is an undivided building, and is that of a corporation. Similar buildings found in the Golden square mile are - Port Royal, The Linton, Le Chateau Acadia and Westmount Square.
 Renovations:
 *Kitchen with granite counters
 *Bathroom updated
 *Most hardwood floors refinished
 The unit comes fully furnished.
 Laundry nook with washer/ dryer
 Has one storage locker
 Financial statements and minutes of meetings will be provided with accepted offer .

The building has a roof top terrace with a spectacular view .
 24 hour doorman
 In-house concierge.
 Condo fees include municipal and school tax's , heating , hot water , and insurance .
 Minimum down payment of 20%

No welcome tax
Purchaser must be approved by Mackenzie House
Transfer of shares to be done by a Mackenzie house representative .

Sale with legal warranty of quality

Seller's Declaration Yes SD-17430

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.