



Simon Beauregard, Certified Real Estate Broker
GROUPE SUTTON - CENTRE OUEST INC.
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\$460,000

Centris® No.

10958494 (Sold Nb. of Days 173)

1790 Rue du Canal, apt. 103, Le Sud-Ouest (Montréal), H3K 3E6 (des Seigneurs)

Seller's Declaration

No

Property Type	Apartment (Div.)	Occupancy	30 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	30 days PP/PR Accepted
Floor	GF	Lot Eval.	\$95,300 (2012)
Building Type	Detached	Building Eval.	\$380,000 (2012)
Year Built	1904	Mun. Taxes	\$3,759 (2013)
Plan Priv. Portion Area	1,391.00 sqft	School Taxes	\$780 (2013)
Lot Area		Condominium Fees	\$ 7,692 (\$ 641/month)
Expected Delivery Date		Date of Sale	2014-11-24
Cert. of Location	Yes (2005)	Selling Brokerage Firm	GROUPE SUTTON-CLODEM INC.
Body of Water	Canal Lachine		



Rooms	7	Bedrooms	1+1	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
GF		Kitchen		14.7 X 9.4 ft irr	Ceramic
GF		Dining room		17.1 X 10.1 ft irr	Wood
GF		Living room		20.7 X 17.7 ft irr	Wood
GF		Bedroom		15 X 22 ft irr	Wood
GF		Office		11.4 X 8.2 ft irr	Wood
GF		Bathroom		13.10 X 7.5 ft irr	Ceramic
GF		Family room		14 X 13.5 ft irr	Wood



Inclusions
 Bosch fridge, convection oven and stove, wine fridge, dishwasher, washer & dryer, and the shutters, rods and curtains

Exclusions



Sewage System	Municipality	Heating System	Electric baseboard units	Equip./Serv.	Mobility impaired accessible, Elevator(s), Central air conditioning, Sauna, "party" room with amazing views
Water Supply	Municipality	Water (access)	Waterfront, located at the St-Gabriel Lock &	Renovations	
Pool		Fireplace-Stove	No		
Cadastre Parking					
Parking	Garage (1)				

Lofts Corticelli condo w/ 8 foot windows overlooking downtown and the St-Gabriel Locks. Bright condo w/ wood floors, one bedroom (although possibility of 2), A/C, intercom, elevator, janitor, garage, locker, gym, sauna, "party" room w/ A1 views, car wash area, workshop. Lachine canal property 10 min walk to downtown

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