

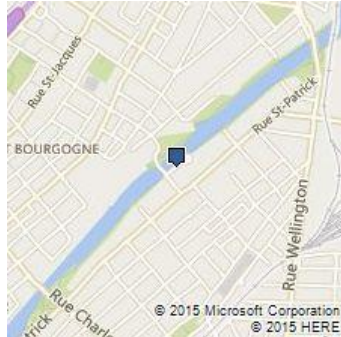


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Centris® No. 24857220 (Active)



\$639,000

1790 Rue du Canal, apt. A301
Le Sud-Ouest (Montréal)
H3K 3E6

Region Montréal
Neighbourhood Pointe-Saint-Charles
Near des Seigneurs
Body of Water Canal Lachine

Property Type Apartment
Style One storey
Condominium Type Divided
Year of Conversion 1989
Building Type Detached
Floor 3rd floor
Total Number of Floors
Total Number of Units
Private Portion Size
Plan Priv. Portion Area 1,515 sqft
Building Area
Lot Size
Lot Area
Cadastre of Private Portion 1852650, 1852738
Cadastre of Common Portions 1854184, 4936941
Zoning Residential

Year Built 1904, Historic
Expected Delivery Date
Specifications
Declaration of co-ownership Issued Yes (1989)
Special Contribution
Meeting Minutes Yes (2014)
Financial Statements Yes (2014)
Building Rules
Repossession
Trade possible
Cert. of Loc. (divided part) Yes (2004)
File Number
Occupancy 30 days PP/PR
 Accepted
Deed of Sale Signature 30 days PP/PR
 Accepted

Municipal Assessment

Year 2012
Lot \$117,400
Building \$389,300

Taxes (annual)

Municipal \$4,318 (2015)
School \$853 (2014)
Infrastructure
Water

Expenses/Energy (annual)

Condo Fees (\$728/month) \$8,736
Common Exp.
Electricity
Oil
Gas

Total \$506,700

Total \$5,171

Total \$8,736

Room(s) and Additional Space(s)

| No. of Rooms | 8 | No. of Bedrooms | 2+0 | No. of Bathrooms and Powder Rooms | 2+0 |
|--------------|-------------|--------------------|----------------|-----------------------------------|-----|
| Level | Room | Size | Floor Covering | Additional Information | |
| 3 | Hall | 12.4 X 7.8 ft irr | Slate | | |
| 3 | Corridor | 25.6 X 4.10 ft irr | Wood | | |
| 3 | Living room | 15.6 X 14 ft irr | Wood | Open space | |
| 3 | Den | 12 X 9.7 ft irr | Wood | | |

| | | | | |
|------------------------------|----------------|-----------------------------|------------------------------|------------------------------|
| 3 | Kitchen | 11.3 X 9.10 ft irr | Wood | designer's kitchen w/ island |
| 3 | Dining room | 16 X 12 ft irr | Wood | |
| 3 | Master bedroom | 14 X 13 ft irr | Wood | |
| 3 | Bedroom | 16 X 9.3 ft irr | Wood | |
| 3 | Bathroom | 9.6 X 8 ft irr | Slate | Bathtub/shower |
| 3 | Bathroom | 7.10 X 5.4 ft irr | Ceramic | Shower |
| Additional Space | Size | Cadastre/Unit number | Description of Rights | |
| Garage | 21 X 9.2 ft | | | |
| Storage space (private), #17 | | | | |

Features

| | | | |
|--|---|--------------------------------|--|
| Sewage System | Municipality | Rented Equip. (monthly) | |
| Water Supply | Municipality | Renovations | |
| Siding | Brick, Stone | Pool | |
| Windows | Aluminum | Cadastre - Parking | |
| Window Type | | Parking | Garage (1) |
| Energy/Heating | Electricity | Driveway | Asphalt, exterior parking (1) |
| Heating System | Convection baseboards | Garage | Heated, Car wash equipment located in the garage |
| Basement | | Carport | |
| Bathroom | | Lot | Landscaped |
| Washer/Dryer (installation) | | Topograpy | Flat |
| Fireplace-Stove | | Distinctive Features | Cul-de-sac, No rear neighbours, Street corner |
| Kitchen Cabinets | Wood | Water (access) | Waterfront, located at the St-Gabriel Lock & Lachine canal |
| Equipment/Services | Mobility impaired accessible, Elevator(s), Central air conditioning, Sauna, "party" room with amazing views | View | Panoramic, View of the city, View of the mountain, View of the water, of the St-Gabriel Lock & Lachine canal |
| Building's Distinctive Features | | Proximity | Bicycle path, Highway, Hospital, Metro, Park, Atwater market, Lachine canal, Griffintown |
| Energy efficiency | | Roofing | |

Inclusions

appliances (FRIGIDAIRE fridge, LG dishwasher, FRIGIDAIRE stove, AIRKING suspended hood, AVANTIS wine fridge, washer/dryer), blinds, light fixtures

Exclusions

Mirrors in bathrooms, wood folding screen. [note: the Special Contribution, which ends in June 2015, is the Seller's responsibility]

Broker - Remarks

LOFTS CORTICELLI corner condo w/ huge windows on 3 sides, wood floors, 9' ceiling, brick columns, 2 full bathrooms, 2 bedrooms, designer's kitchen, A/C, intercom, elevator, garage, locker, gym, sauna, "party" room w/ A1 views, car wash area, workshop, janitor. Condo on Lachine canal & its bicycle path, panoramic views of dwntwn skyline & the canal

Addendum

Superbe loft aux espaces de vie décroissés;

Fenestration sur 3 côtés (16 fenêtres au total) avec vue directement sur le canal Lachine, pont des Seigneurs, écluse St-Gabriel, piste cyclable et centre-ville;

Hall d'entrée en ardoise;

Cuisine (2011) avec îlot central en granite, comptoir et dossier en granite, armoire de bois (merisier), évier encastré, tous les électros inox inclus;

La chambre principale est ouverte mais facilement fermé;

Portes et moulures en bois;

Lattes de bois huilées;

Électricité refaite à 100% avec beaucoup d'encastres et télécommande pour système d'éclairage;

Climatiseur central (2007) avec nouveau conduit;

Salle de bains avec comptoir en ardoise;

Convecteurs;

Pré-filage pour cinéma maison dans le séjour et salon.

Garage et vignettes pour résidents du Corticelli;

Casier de rangement #17;

Construite en plusieurs étapes entre 1884 et 1920, l'usine de la Belding-Corticelli Limited est située rue du Canal dans le quartier Pointe-Saint-Charles, à proximité des écluses Saint-Gabriel du canal de Lachine. L'usine, qui se consacrait autrefois à la transformation de la soie en fils et en rubans ainsi qu'à la fabrication d' étoffes et de bas de soie, abrite maintenant des habitations.

Le complexe se compose de différents bâtiments, tous avec une enveloppe en brique rouge et une fondation en pierre. Un édifice, composé de deux ailes jumelées et possédant quatre étages, est construit parallèlement à la rue Saint-Patrick. Ce dernier est percé à intervalles réguliers de fenêtres étroites entre lesquelles s'insèrent des ressauts verticaux rappelant des pilastres. Une corniche formée d'arcs segmentaires souligne la forme des fenêtres du dernier niveau. Sur les murs extérieurs se trouvent à tous les étages des ancrages de forme ovale en fonte. La structure est composée de colonnes de bois...

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Seller's Declaration

Yes SD-65695

Source

GROUPE SUTTON - CENTRE OUEST INC., 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.



Frontage



Kitchen



Dining room



Dining room



Living room



View



Family room



View



Bedroom



Master bedroom



Bedroom



Bathroom



Kitchen



Hall



Overall view



Reception area



Reception area



Reception area



Water view



Water view



Commerce



Water view



Frontage



Frontage