



Simon Beauregard, Certified Real Estate Broker
GROUPE SUTTON - CENTRE OUEST INC.
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\$285,000

Centris® No.

20646482 (Sold Nb. of Days 225)

750 Côte de la Place-d'Armes, apt. 62, Ville-Marie (Montréal), H2Y 2X8 (ruelle des

Seller's Declaration

Yes

Property Type	Apartment (Div.)	Occupancy	15 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	15 days PP/PR Accepted
Floor	6	Lot Eval.	\$26,800 (2014)
Building Type	Detached	Building Eval.	\$334,700 (2014)
Year Built	2008	Mun. Taxes	\$3,086 (2015)
Plan Priv. Portion Area	67.80 sqm	School Taxes	\$638 (2014)
Lot Area		Condominium Fees	\$ 2,220 (\$ 185/month)
Expected Delivery Date		Date of Sale	2015-03-15
Cert. of Location	Yes (2008)	Selling Brokerage Firm	GROUPE SUTTON - CENTRE OUEST INC.
Body of Water	municipal		



Rooms	5	Bedrooms	1+0	Bathrooms and Powder Rooms	1+0
Level		Room		Size	Floor Covering
6th floor		Living room		15.6 X 9.2 ft irr	Wood
6th floor		Dining room		9.7 X 9.7 ft irr	Wood
6th floor		Kitchen		10 X 9 ft irr	Wood
6th floor		Bedroom		12 X 10 ft irr	Wood
6th floor		Bathroom		10 X 5.7 ft irr	Ceramic



Inclusions

Refrigerator, stove, dishwasher, washer/dryer.

Exclusions



Sewage System	Municipality	Heating System	Electric baseboard units	Equip./Serv.	Elevator(s), Central air conditioning, Locker
Water Supply	Municipality	Water (access)	A quick walk to the river		
Pool		Fireplace-Stove	No	Renovations	
Cadastre Parking					
Parking	License tag (1)				

Magnificent historic building luxuriously restored (Europa). Condo w/ larges windows and unobstructed city view, wood floors, high ceilings, granite counter tops. Steps from Place d'Armes Square & Old Montreal attractions, Palais des Congrès, subway station, Chinatown and hospitals.

A 19th century HISTORIC building perfectly located at the Old Montreal entrance and the Quartier International business district, not far from the grand Notre-Dame Cathedral and the bustling Palais des Congrès, and surrounded by many luxury hotels. Mere steps from the subway (Place-d'Armes metro station), and quick & easy access to the Ville-Marie expressway

Outdoor parking with resident permit sticker, while indoor parking is available within the Palais des Congrès.

Refer to attached documents (condo declaration, parking agreement, etc.) for additional information.

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

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