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MLS® No. 9171557 (Active)



\$329,000

248 Rue Corot, apt. 506
Verdun/Île-des-Soeurs (Montréal)
H3E 1K9

Region Montréal
Neighbourhood Île-des-Soeurs
Near
Body of Water

| | | | |
|-------------------------------|---|-------------------------------------|---------------------------|
| Property Type | Apartment | Year Built | 1981 |
| Style | One storey | Expected Delivery Date | |
| Condominium Type | Divided | Specifications | |
| Year of Conversion | | Decl. of Condominium on File | Yes |
| Building Type | Attached | Special Contribution | |
| Floor | 5th floor | Meeting Minutes | Yes |
| Total Number of Floors | 6 | Financial Statements | Yes |
| Total Number of Units | 72 | Building Rules | |
| Building Size | | Repossession | No |
| Net Living Area | 1,400.00 sqft | Trade possible | |
| Ground Area | | Cert. of Loc. (divided part) | Yes (1981) |
| Lot Size | | File Number | |
| Lot Area | | Possession Date | 30 days PP/PR Accepted |
| Cadastre | 1862207,1862262,1862257,186216 4,1862177,1862151 | Deed of Sale Signature | 27 days PP/PR Accepted |
| Zoning | Residential | | |

| Municipal Assessment | | Taxes (annual) | | Expenses/Energy (annual) | |
|-----------------------------|-----------|-----------------------|----------------|---------------------------------|---------|
| Year | 2012 | Municipal | \$2,874 (2012) | Condo Fees (\$712/month) | \$8,544 |
| Lot | | School | \$611 (2012) | Common Exp. | |
| Building | | Infrastructure | | Electricity | |
| | | Water | | Oil | |
| | | | | Gas | |
| Total | \$295,000 | Total | \$3,485 | Total | \$8,544 |

| Room(s) and Outdoor Feature(s) | | | | | |
|---------------------------------------|----------------|-----------------|----------------|-----------------------------------|-----|
| No. of Rooms | 7 | No. of Bedrooms | 3+0 | No. of Bathrooms and Powder Rooms | 2+0 |
| Level | Room | Size | Floor Covering | Additional Information | |
| 5th | Living room | 21 X 16 ft | Carpet | | |
| 5th | Dining room | 9.6 X 9 ft | Carpet | | |
| 5th | Kitchen | 14 X 8 ft | | | |
| 5th | Master bedroom | 19 X 10.9 ft | Carpet | | |
| 5th | Bedroom | 13 X 9.6 ft | Carpet | | |
| 5th | solarium | 22 X 6 ft | Carpet | closed balcony with heating | |
| 5th | Hall | 11 X 10 ft | | | |

Features

| | | | |
|--|-------------------------------|--------------------------------|---|
| Sewage System | Municipality | Rented Equip. (monthly) | |
| Water Supply | Municipality | Renovations | |
| Siding | Brick | Pool | Inground |
| Windows | | Cadastre - Parking | |
| Window Type | | Parking | Garage (1) |
| Energy/Heating | Electricity | Driveway | |
| Heating System | Electric baseboard units | Garage | Single width |
| Basement | | Carport | |
| Bathroom | | Lot | |
| Washer/Dryer (installation) | | Topograpy | |
| Fireplace-Stove | | Distinctive Features | |
| Kitchen Cabinets | | Water (access) | |
| Equipment/Services | Wall-mounted air conditioning | View | Panoramic |
| Building's Distinctive Features | | Proximity | Bicycle path, Elementary school, Highway, Public transportation |
| Energy efficiency | | Roofing | |

Inclusions

Fridge, Stove, Washer, Dryer, Dishwasher, Curtains and Blinds. The condo fee includes: Electricity, Hot water, TV Cable and Heating.

Exclusions**MLS® Remarks**

Corner unit, Big closed Balcony with Heating. big swimming pool, indoor GYM. 3 Bedroom convert to 2 bedroom with very big living room. Parking No. A37, Storage No. 052.

Seller's Declaration

Yes SD-31657

Source

ROYAL LEPAGE ALTITUDE, 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.



Overall view



Family room



Family room



Kitchen



Dining room



Solarium



Solarium



Living room



Bathroom



Laundry room



Bedroom



Storage



Bathroom



Master bedroom



Dining room



Family room



Exterior



Hall



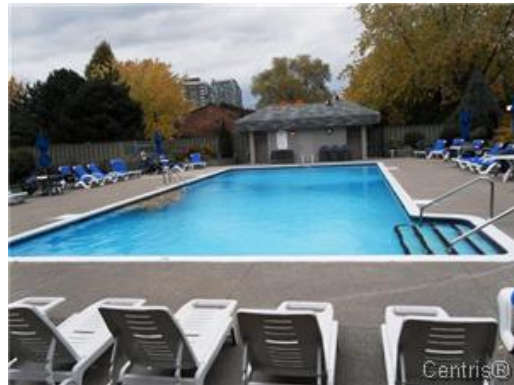
Hall



Hall



Exterior



Pool



Pool