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**Centris No.** 20339866 (Active)



**\$539,000**

**1288 Av. des Canadiens-de-Montréal, apt. 1614  
 Montréal (Ville-Marie)  
 H3B 3B3**

**Region** Montréal  
**Neighbourhood** Central West  
**Near** de la Montagne  
**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	2016
<b>Style</b>	One storey	<b>Expected Delivery Date</b>	No
<b>Condominium Type</b>	Divided	<b>Specifications</b>	No
<b>Year of Conversion</b>		<b>Declaration of co-ownership Issued</b>	Yes (2016)
<b>Building Type</b>	Detached	<b>Special Contribution</b>	Yes (2023)
<b>Floor</b>	16th floor	<b>Meeting Minutes</b>	Yes (2023)
<b>Total Number of Floors</b>	50	<b>Financial Statements</b>	Yes (2023)
<b>Total Number of Units</b>	553	<b>Building Rules</b>	Yes
<b>Private Portion Size</b>		<b>Reposess./Judicial auth.</b>	No
<b>Plan Priv. Portion Area</b>	612.47 sqft	<b>Building insurance</b>	Yes (2024)
<b>Building Area</b>		<b>Maintenance log</b>	No
<b>Lot Size</b>		<b>Co-ownership insurance</b>	Yes (2024)
<b>Lot Area</b>		<b>Contingency fund study</b>	Yes (2023)
<b>Cadastre of Private Portion</b>	5888593 5888501	<b>Cert. of Loc. (divided part)</b>	Yes (2016)
<b>Cadastre of Common Portions</b>	5882727, 5882730, 5882731, 5882732, 5882733, 5882734, 588273	<b>File Number</b>	
<b>Trade possible</b>		<b>Occupancy</b>	15 days PP/PR Accepted
<b>Zoning</b>	Residential	<b>Deed of Sale Signature</b>	15 days PP/PR Accepted

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2024	<b>Municipal</b>	\$3,639 (2024)	<b>Condo Fees (\$444/month)</b>	\$5,328
<b>Lot</b>	\$104,300	<b>School</b>	\$489 (2023)	<b>Common Exp.</b>	
<b>Building</b>	\$441,100	<b>Infrastructure</b>		<b>Electricity</b>	
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$545,400 (98.83%)	<b>Total</b>	\$4,128	<b>Total</b>	\$5,328

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	5	<b>No. of Bedrooms (above ground + basement)</b>	2+0	<b>No. of Bathrooms and Powder Rooms</b>	1+0
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
16th	Living room	10.4 X 9.10 ft	Laminate floor		
16th	Kitchen	11.5 X 10.4 ft	Laminate floor	dining room	

16th	Primary bedroom	10.10 X 9.10 ft	Laminate floor	Walk-in bathroom access
16th	Bedroom	10.3 X 10.2 ft	Laminate floor	open large closet
16th	Bathroom	7.5 X 5 ft	Ceramic	Glass showe
<b>Additional Space</b>	<b>Size</b>	<b>Cadastre/Unit number</b>	<b>Description of Rights</b>	
Garage	7 X 18 ft	5888501 P8-14	Private portion	
Storage space	3 X 5 ft	P816-B	Common portion for restricted use	

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Siding</b>		<b>Pool</b>	Inground
<b>Windows</b>		<b>Cadastre - Parkg (incl. pr</b>	Garage - 1
<b>Window Type</b>		<b>Cadastre - Parkg (excl. pr</b>	
<b>Energy/Heating</b>	Electricity	<b>Leased Parkg</b>	
<b>Heating System</b>	Convection baseboards, Electric baseboard units	<b>Parkg (total)</b>	Garage (1)
<b>Basement</b>		<b>Driveway</b>	
<b>Bathroom</b>	Ensuite powder room, Separate shower	<b>Garage</b>	Heated
<b>Washer/Dryer (installation)</b>	Bathroom (Other), 16th	<b>Carport</b>	
<b>Fireplace-Stove</b>		<b>Lot</b>	
<b>Kitchen Cabinets</b>	Melamine	<b>Topography</b>	
<b>Restrictions/Permissions</b>		<b>Distinctive Features</b>	
<b>Pets</b>		<b>Water (access)</b>	
<b>Property/Unit Amenity</b>	Central air conditioning, Air exchange system, Intercom, Furnished, Electric garage door opener, Indoor storage space, Sauna	<b>View</b>	
<b>Building Amenity</b>	Bicycle storage area, Roof terrace, Garbage chute, Common areas, Hot tub/Spa, Sauna, Indoor pool, Outdoor pool, Indoor storage space, Fitness room, Elevator	<b>Proximity</b>	Bicycle path, CEGEP, Commuter train, Daycare centre, High school, Highway, Hospital, Metro, Park, Public transportation, Réseau Express Métropolitain (REM), University
<b>Building's Distinctive Features</b>		<b>Roofing</b>	
<b>Energy efficiency</b>			
<b>Mobility impaired accessible</b>	Exterior access ramp		

## Inclusions

Fully furnished, blinds, light fixtures, refrigerator, oven, stovetop, dishwasher, washer/dryer, living room furniture, master bedroom furniture

## Exclusions

## Remarks

Very nice condo with garage in the Tour des Canadiens phase 1. Located in the heart of downtown Montreal with access to the Bell Center, Train, Rem, Metro. South-west orientation. \*\*Fully furnished \*\*Vacant immediately\*\* Quartz countertops, central air conditioning, built-in appliances Garage P8-14, Storage P816-B. Secure access with 24/7 doorman and cameras. 4 elevators. Full gym, Yoga and gymnastics room, Rain room / Dry sauna (10th floor). Party rooms (10th and 11th floor) / Sports bar (ground floor, Rooftop swimming pool and (BBQ), Cyber room, Conference room ( 11th floor)

## Sale with legal warranty of quality

## Seller's Declaration

Yes SD-06491

## Source

FUTUR IMMO, 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.



Exterior



Exterior



Living room



Kitchen



Overall view



Primary bedroom



Bedroom



Bathroom



Bathroom



Garage



Exterior



Exterior