

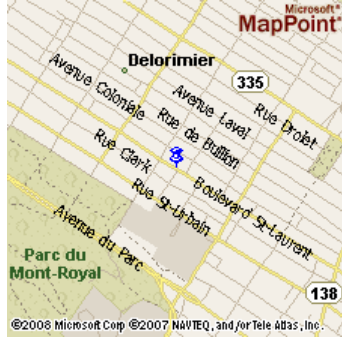


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**MLS® No.** 8091855 (Active)



**\$375,000**

**3991 Boul. St-Laurent, apt. 1**  
**Le Plateau-Mont-Royal (Montréal)**  
**H2W1Y4**  
**Region** Montréal  
**Neighbourhood** Le Plateau-Mont-Royal  
**Near** Duluth  
**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	Unknown
<b>Style</b>	One storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Undivided <b>Share</b> 27.00%	<b>Specifications</b>	No
<b>Year of Conversion</b>		<b>Decl. of Condominium on File</b>	No
<b>Building Type</b>	Attached	<b>Special Contribution</b>	
<b>Floor</b>	2nd floor	<b>Meeting Minutes</b>	No
<b>Total Number of Floors</b>	3	<b>Financial Statements</b>	No
<b>Total Number of Units</b>	3	<b>Building Rules</b>	No
<b>Building Size</b>		<b>Repossession</b>	No
<b>Net Living Area</b>	1,087.00 sqft	<b>Trade possible</b>	
<b>Ground Area</b>		<b>Cert. of Loc. (divided part)</b>	Yes (2006)
<b>Lot Size</b>		<b>File Number</b>	
<b>Lot Area</b>		<b>Possession Date</b>	60 days PP/PR Accepted
<b>Québec Cadastre</b>	2003507	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>		<b>Municipal</b>	\$1,420 (2008)	<b>Condominium fees</b>	\$600
<b>Lot</b>		<b>School</b>	\$305 (2008)	<b>Common Expenses</b>	
<b>Building</b>		<b>Infrastructure</b>		<b>Electricity</b>	
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	Not issued	<b>Total</b>	\$1,725	<b>Total</b>	\$600

<b>Room(s) and Option(s)</b>					
<b>No. of Rooms</b>	5	<b>No. of Bedrooms</b>	2+0	<b>No. of Bathrooms and Powder Rooms</b>	1+0

<b>Features</b>					
<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>		<b>Renovations</b>	
<b>Water Supply</b>	Municipality				

**Siding**  
**Windows**  
**Window Type**  
**Energy/Heating**  
**Heating System**  
**Basement**  
**Bathroom**  
**Washer/Dryer (installation)**  
**Fireplace-Stove**  
**Kitchen Cabinets**  
**Equipment/Services**

**Pool**  
**Cadastre - Parking**  
**Parking**  
**Driveway**  
**Garage**  
**Carport**  
**Lot**  
**Topography**  
**Distinctive Features**  
**Water (access)**  
**View**  
**Proximity**

### **Inclusions**

### **Exclusions**

### **MLS® Remarks**

Huge co-op unit located near McGill and directly on St Laurent Blvd. In a great location for somebody who works at home, or has a home business. Very low price for the best location in Montreal. Over 1087 sq.ft of living area. 2 large bedrooms. Sunlight. Co-op unit so 25% downpayment required. Low taxes and fees. High ceilings + hardwood throughout

### **Addendum**

25% downpayment required because this unit is in a co-op.  
Very low co-op fees, and low taxes. Currently rented for \$1395/month, but occupation is negotiable.

Insurance cost = \$870 per year  
Current Mortgage with National Bank

### **Seller's Declaration**

No



Dining room



Under construction



Bathroom



Living room



Frontage

