



**Anatoli Igolkin**, Affiliated real estate agent

**CENTURY 21 VISION**

Chartered real estate broker

5517, AVENUE MONKLAND

MONTREAL (QC) H4A 1C8

514-378-0333 / 514-481-2126

anatolii@videotron.ca

http://www.century21vision.com



**\$203,000**

10050 Boul. de l'Acadie, apt. 106, Ahuntsic-Cartierville (Montréal), H4N 3K6 (COTE VERTU)

**MLS® No.**

8133258 (Sold)

**Seller's Declaration**

No

|                               |                  |                               |                           |
|-------------------------------|------------------|-------------------------------|---------------------------|
| <b>Property Type</b>          | Apartment (Div.) | <b>Possession</b>             | 30 days PP/PR Accepted    |
| <b>Style</b>                  | One storey       | <b>Deed of Sale Signature</b> | 30 days PP/PR Accepted    |
| <b>Floor</b>                  | GF               | <b>Lot Eval.</b>              | \$21,800 (2009)           |
| <b>Building Type</b>          | Detached         | <b>Building Eval.</b>         | \$144,900 (2009)          |
| <b>Year Built</b>             | 1998             | <b>Mun. Taxes</b>             | \$1,756 (2009)            |
| <b>Living Area</b>            | 955.00 sqft      | <b>School Taxes</b>           | \$405 (2008)              |
| <b>Lot Area</b>               |                  | <b>Condominium Fees</b>       | \$ 1,704 (\$ 142/month)   |
| <b>Expected Delivery Date</b> |                  | <b>Date of Sale</b>           | 2009-11-23                |
| <b>Cert. of Location</b>      | No               | <b>Selling Broker</b>         | LES IMMEUBLES KRONOS INC. |
| <b>Body of Water</b>          |                  |                               |                           |



|              |   |                 |     |                                   |                       |
|--------------|---|-----------------|-----|-----------------------------------|-----------------------|
| <b>Rooms</b> | 5 | <b>Bedrooms</b> | 2+0 | <b>Bathrooms and Powder Rooms</b> | 1+0                   |
| <b>Level</b> |   | <b>Room</b>     |     | <b>Size</b>                       | <b>Floor Covering</b> |
| GF           |   | Living room     |     | 23.1 X 10.7 ft                    | Parquetry             |
| GF           |   | Dining room     |     | 10 X 8 ft                         | Parquetry             |
| GF           |   | Kitchen         |     | 8.6 X 8 ft                        | Ceramic               |
| GF           |   | Master bedroom  |     | 14 X 13.7 ft                      | Laminate floor        |
| GF           |   | Bedroom         |     | 13.3 X 9.5 ft                     | Laminate floor        |
| GF           |   | Hall            |     | 14.9 X 4 ft                       | Ceramic               |
| GF           |   | Bathroom        |     | 9.11 X 5 ft                       | Ceramic               |



#### Inclusions

HEAT PUMP, DISHWASHER (AS-IS), VERTICALS

#### Exclusions



|                         |              |                        |                          |                     |                               |
|-------------------------|--------------|------------------------|--------------------------|---------------------|-------------------------------|
| <b>Sewage System</b>    | Municipality | <b>Heating System</b>  | Electric baseboard units | <b>Equip./Serv.</b> | Wall-mounted air conditioning |
| <b>Water Supply</b>     | Municipality | <b>Water (access)</b>  |                          |                     |                               |
| <b>Pool</b>             |              | <b>Fireplace-Stove</b> | No                       | <b>Renovations</b>  |                               |
| <b>Cadastre Parking</b> |              |                        |                          |                     |                               |
| <b>Parking</b>          | Garage (1)   |                        |                          |                     |                               |

Source: LES IMMEUBLES KRONOS INC., Chartered real estate broker

Prepared by Anatoli Igolkin, Affiliated real estate agent on 2010-01-06 at 6:30 pm



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**\$243,374 + GST/QST**

1200 Rue Alain-Grandbois, apt. 5, Ahuntsic-Cartierville (Montréal), H4N 3C6 (ACADIE)

**MLS® No.**

8228672 (Sold)

**Seller's Declaration**

No

|                               |                    |                               |                        |
|-------------------------------|--------------------|-------------------------------|------------------------|
| <b>Property Type</b>          | Apartment (Div.)   | <b>Possession</b>             | 2010-04-01             |
| <b>Style</b>                  | One storey         | <b>Deed of Sale Signature</b> | 2010-04-01             |
| <b>Floor</b>                  | 2                  | <b>Lot Eval.</b>              |                        |
| <b>Building Type</b>          | Detached           | <b>Building Eval.</b>         |                        |
| <b>Year Built</b>             | Under construction | <b>Mun. Taxes</b>             | Not issued             |
| <b>Living Area</b>            | 1,062.00 sqft      | <b>School Taxes</b>           | Not issued             |
| <b>Lot Area</b>               |                    | <b>Condominium Fees</b>       | \$ 900 (\$ 75/month)   |
| <b>Expected Delivery Date</b> |                    | <b>Date of Sale</b>           | 2009-11-29             |
| <b>Cert. of Location</b>      | No                 | <b>Selling Broker</b>         | LES IMMEUBLES M W INC. |
| <b>Body of Water</b>          | MUNICIPAL          |                               |                        |



|              |   |                 |     |                                   |                       |
|--------------|---|-----------------|-----|-----------------------------------|-----------------------|
| <b>Rooms</b> | 5 | <b>Bedrooms</b> | 3+0 | <b>Bathrooms and Powder Rooms</b> | 1+0                   |
| <b>Level</b> |   | <b>Room</b>     |     | <b>Size</b>                       | <b>Floor Covering</b> |
| 2            |   | Master bedroom  |     | 10.8 X 15 ft                      | Wood                  |
| 2            |   | Bedroom         |     | 9 X 14 ft                         | Wood                  |
| 2            |   | Bedroom         |     | 7.9 X 11 ft                       | Wood                  |
| 2            |   | Kitchen         |     | 8 X 8 ft                          | Ceramic               |
| 2            |   | Living room     |     | 13.9 X 20.8 ft                    | Wood                  |

**Inclusions**

**Exclusions**

|                         |              |                        |    |                     |  |
|-------------------------|--------------|------------------------|----|---------------------|--|
| <b>Sewage System</b>    | Municipality | <b>Heating System</b>  |    | <b>Equip./Serv.</b> |  |
| <b>Water Supply</b>     | Municipality |                        |    |                     |  |
| <b>Pool</b>             |              | <b>Water (access)</b>  |    |                     |  |
| <b>Cadastre Parking</b> |              |                        |    |                     |  |
| <b>Parking</b>          |              | <b>Fireplace-Stove</b> | No | <b>Renovations</b>  |  |

\*\*\*NOUVEAU PROJET DE 6 CONDOS SUR 2 ÉTAGE DANS UN SECTEUR RECHERCHÉ ET TRÈS CENTRAL\*\*\*POSSIBILITÉ DE STATIONNEMENT\*\*\*BÉTON ENTRE LES PLANCHERS\*\*\*PRIX AVEC TAXES 265000\$\*\*\*3 CHAMBRES À COUCHEUR DONT LA PRINCIPALE A UN WALK IN\*\*\*DOUCHE VITRÉ AVEC BAIN SÉPARÉ\*\*\*2 BALCONS\*\*\*FAITES VITES\*\*\*

Source: RE/MAX EXCELLENCE INC, Chartered real estate broker

Prepared by Anatoli Igolkin, Affiliated real estate agent on 2010-01-06 at 6:30 pm



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**\$335,000**

1300 Rue Alain-Grandbois, apt. 603, Ahuntsic-Cartierville (Montréal), H4N 0A2 (acadie)

**MLS® No.** 8235000 (Sold)

**Seller's Declaration**

Yes

|                               |                  |                               |                         |
|-------------------------------|------------------|-------------------------------|-------------------------|
| <b>Property Type</b>          | Apartment (Div.) | <b>Possession</b>             | 20 days PP/PR Accepted  |
| <b>Style</b>                  | One storey       | <b>Deed of Sale Signature</b> | 20 days PP/PR Accepted  |
| <b>Floor</b>                  | 6                | <b>Lot Eval.</b>              | \$21,100 (2008)         |
| <b>Building Type</b>          | Detached         | <b>Building Eval.</b>         | \$223,700 (2008)        |
| <b>Year Built</b>             | 2008             | <b>Mun. Taxes</b>             | \$2,313 (2009)          |
| <b>Living Area</b>            | 1,120.00 sqft    | <b>School Taxes</b>           | \$577 (2009)            |
| <b>Lot Area</b>               |                  | <b>Condominium Fees</b>       | \$ 1,896 (\$ 158/month) |
| <b>Expected Delivery Date</b> |                  | <b>Date of Sale</b>           | 2009-12-08              |
| <b>Cert. of Location</b>      | Yes (2008)       | <b>Selling Broker</b>         | RE/MAX AMBIANCE INC.    |
| <b>Body of Water</b>          |                  |                               |                         |



|              |   |                 |     |                                   |                       |
|--------------|---|-----------------|-----|-----------------------------------|-----------------------|
| <b>Rooms</b> | 8 | <b>Bedrooms</b> | 3+0 | <b>Bathrooms and Powder Rooms</b> | 2+0                   |
| <b>Level</b> |   | <b>Room</b>     |     | <b>Size</b>                       | <b>Floor Covering</b> |
| 6            |   | Dining room     |     | 16.1 X 11.2 ft                    | Wood                  |
| 6            |   | Kitchen         |     | 10.6 X 7.4 ft                     | Ceramic               |
| 6            |   | Living room     |     | 16.3 X 13.10 ft                   | Wood                  |
| 6            |   | Library         |     | 11.6 X 11.2 ft                    | Wood                  |
| 6            |   | Bedroom         |     | 12.6 X 11.4 ft                    | Wood                  |
| 6            |   | Master bedroom  |     | 13.5 X 11.11 ft                   | Wood                  |
| 6            |   | Bathroom        |     | 8.1 X 6 ft                        | Ceramic               |
| 6            |   | Bathroom        |     | 7.3 X 5.2 ft                      | Ceramic               |



#### Inclusions

#### Exclusions

Dish washer light fixture in dining room washer dryer oven cabinetry in the blue room



|                         |              |                        |                          |                     |   |
|-------------------------|--------------|------------------------|--------------------------|---------------------|---|
| <b>Sewage System</b>    | Municipality | <b>Heating System</b>  | Electric baseboard units | <b>Equip./Serv.</b> | Wall-mounted air conditioning, Central vacuum cleaner system installation |
| <b>Water Supply</b>     | Municipality | <b>Water (access)</b>  |                          |                     |   |
| <b>Pool</b>             |              | <b>Fireplace-Stove</b> | No                       | <b>Renovations</b>  |   |
| <b>Cadastre Parking</b> |              |                        |                          |                     |   |
| <b>Parking</b>          | Garage (1)   |                        |                          |                     |   |

21.000\$ extras! Mirror in the entrance, air conditioner central air vac, counter and pharmacies in 2 full bathrooms. Porcelain in 2 bathrooms and kitchen, screen door for balcony, convectair, luxurious wood cabinetry in the kitchen, garbage disposal, stove top fan enlargement of washer and dryer space.

21.000\$ extras! Mirror in the entrance, air conditioner central air vac, counter and pharmacies in 2 full bathrooms. Porcelain in 2 bathrooms and kitchen, screen door for balcony, convectair, luxurious wood cabinetry in the kitchen, garbage disposal, stove top fan enlargement of washer and dryer space.

Source: LES IMMEUBLES M W INC., Chartered real estate broker

Prepared by Anatoli Igolkin, Affiliated real estate agent on 2010-01-06 at 6:30 pm



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MONTREAL (QC) H4A 1C8

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**\$170,000**

10259 Av. du Bois-de-Boulogne, apt. 101, Ahuntsic-Cartierville (Montréal), H4N 3A9

**MLS® No.**

8247273 (Sold)

**Seller's Declaration**

No

|                               |                  |                               |                         |
|-------------------------------|------------------|-------------------------------|-------------------------|
| <b>Property Type</b>          | Apartment (Div.) | <b>Possession</b>             | 60 days PP/PR Accepted  |
| <b>Style</b>                  | One storey       | <b>Deed of Sale Signature</b> | 30 days PP/PR Accepted  |
| <b>Floor</b>                  | GF               | <b>Lot Eval.</b>              | \$11,500 (2009)         |
| <b>Building Type</b>          |                  | <b>Building Eval.</b>         | \$121,200 (2009)        |
| <b>Year Built</b>             | 1988             | <b>Mun. Taxes</b>             | \$1,357 (2009)          |
| <b>Living Area</b>            |                  | <b>School Taxes</b>           | \$309 (2009)            |
| <b>Lot Area</b>               |                  | <b>Condominium Fees</b>       | \$ 1,704 (\$ 142/month) |
| <b>Expected Delivery Date</b> |                  | <b>Date of Sale</b>           | 2009-11-28              |
| <b>Cert. of Location</b>      | No               | <b>Selling Broker</b>         | RE/MAX CADIBEC A.A.A.   |
| <b>Body of Water</b>          |                  |                               |                         |



|              |   |                 |     |                                   |                       |
|--------------|---|-----------------|-----|-----------------------------------|-----------------------|
| <b>Rooms</b> | 4 | <b>Bedrooms</b> | 2+0 | <b>Bathrooms and Powder Rooms</b> | 1+0                   |
| <b>Level</b> |   | <b>Room</b>     |     | <b>Size</b>                       | <b>Floor Covering</b> |
| GF           |   | Hall            |     | 13 X 3.6 ft irr                   | Parquetry             |
| GF           |   | Living room     |     | 20 X 15 ft irr                    | Parquetry             |
| GF           |   | Kitchen         |     | 9 X 7.10 ft irr                   | Ceramic               |
| GF           |   | Master bedroom  |     | 14.6 X 12.6 ft irr                | Parquetry             |
| GF           |   | Bedroom         |     | 11.2 X 11 ft irr                  | Parquetry             |
| GF           |   | Bathroom        |     | 10 X 7.10 ft irr                  | Ceramic               |



#### Inclusions

Lighting fixtures of a permanent nature

#### Exclusions

Curtain rods and blinds, 1 hot water tank is rented from Hydro solution for \$10/monthly



|                         |              |                        |                          |                     |                              |
|-------------------------|--------------|------------------------|--------------------------|---------------------|------------------------------|
| <b>Sewage System</b>    | Municipality | <b>Heating System</b>  | Electric baseboard units | <b>Equip./Serv.</b> | Mobility impaired accessible |
| <b>Water Supply</b>     | Municipality |                        |                          |                     |                              |
| <b>Pool</b>             |              | <b>Water (access)</b>  |                          |                     |                              |
| <b>Cadastre Parking</b> |              | <b>Fireplace-Stove</b> | No                       | <b>Renovations</b>  |                              |
| <b>Parking</b>          | Driveway (8) |                        |                          |                     |                              |

Very bright condo open concept. Close to all services. Impeccable concrete building. Parquet floors in very good condition. Large master bedroom with big closet. Second bedroom can be made into additional bedroom or office. Small balcony. Washer-dryer installation in unit.

Source: RE/MAX CADIBEC A.A.A., Chartered real estate broker

Prepared by Anatoli Igolkin, Affiliated real estate agent on 2010-01-06 at 6:30 pm





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MONTREAL (QC) H4A 1C8

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**\$200,000**

10685 Av. De Lorimier, apt. 2B, Ahuntsic-Cartierville (Montréal), H2B 2J4 (HENRI-BOURASSA)

**MLS® No.** 8189937 (Sold)

**Seller's Declaration**

No

|                               |                  |                               |                                  |
|-------------------------------|------------------|-------------------------------|----------------------------------|
| <b>Property Type</b>          | Apartment (Div.) | <b>Possession</b>             | 30 days PP/PR Accepted           |
| <b>Style</b>                  | One storey       | <b>Deed of Sale Signature</b> | 15 days PP/PR Accepted           |
| <b>Floor</b>                  | 2                | <b>Lot Eval.</b>              | \$16,100 (2010)                  |
| <b>Building Type</b>          | Attached         | <b>Building Eval.</b>         | \$175,700 (2010)                 |
| <b>Year Built</b>             | 2003             | <b>Mun. Taxes</b>             | \$2,152 (2008)                   |
| <b>Living Area</b>            | 1,053.79 sqft    | <b>School Taxes</b>           | \$470 (2009)                     |
| <b>Lot Area</b>               |                  | <b>Condominium Fees</b>       | \$ 1,368 (\$ 114/month)          |
| <b>Expected Delivery Date</b> |                  | <b>Date of Sale</b>           | 2009-12-16                       |
| <b>Cert. of Location</b>      | No               | <b>Selling Broker</b>         | LA CAPITALE EST DE MONTREAL INC. |
| <b>Body of Water</b>          |                  |                               |                                  |



|              |   |                 |     |                                   |                       |
|--------------|---|-----------------|-----|-----------------------------------|-----------------------|
| <b>Rooms</b> | 5 | <b>Bedrooms</b> | 2+0 | <b>Bathrooms and Powder Rooms</b> | 1+0                   |
| <b>Level</b> |   | <b>Room</b>     |     | <b>Size</b>                       | <b>Floor Covering</b> |
| 2            |   | Kitchen         |     | 9 X 8 ft                          | Ceramic               |
| 2            |   | Living room     |     | 22 X 15.2 ft                      | Wood                  |
| 2            |   | Dining room     |     | 1 X 1 m                           | Wood                  |
| 2            |   | Master bedroom  |     | 13.5 X 10.8 ft                    | Wood                  |
| 2            |   | Bedroom         |     | 11.3 X 11 ft                      | Wood                  |
| 2            |   | Bathroom        |     | 10.8 X 9 ft                       | Ceramic               |
| 2            |   | Laundry room    |     | 9 X 5.5 ft                        |                       |



#### Inclusions

LAVE-VAISSELLE, RÉFRIGÉRATEUR, CUISINIÈRE, MICRO-ONDES, AIR CLIMATISÉ MURAL, 1 CHAUFFE-EAU LE TOUT DONNÉ SANS GARANTIE

#### Exclusions



|                         |              |                        |                          |                     |                               |
|-------------------------|--------------|------------------------|--------------------------|---------------------|-------------------------------|
| <b>Sewage System</b>    | Municipality | <b>Heating System</b>  | Electric baseboard units | <b>Equip./Serv.</b> | Wall-mounted air conditioning |
| <b>Water Supply</b>     | Municipality |                        |                          |                     |                               |
| <b>Pool</b>             |              | <b>Water (access)</b>  |                          |                     |                               |
| <b>Cadastre Parking</b> |              | <b>Fireplace-Stove</b> | Yes                      | <b>Renovations</b>  |                               |
| <b>Parking</b>          |              |                        |                          |                     |                               |

COPROPRIÉTÉ DE CONSTRUCTION RÉCENTE (2003), UNITÉ DE COIN, PLANCHERS DE LATTES DE CHÊNE, AIR CLIMATISÉ MURAL, PORTE JARDIN & FOYER ÉLECTRIQUE AU SALON, À DEUX PAS DE L'ÎLE DE LA VISITATION.

Source: RE/MAX AMBIANCE MR, Chartered real estate broker

Prepared by Anatoli Igolkin, Affiliated real estate agent on 2010-01-06 at 6:30 pm



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MONTREAL (QC) H4A 1C8

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**\$200,000**

**MLS® No.**

8205929 (Sold)

1540 Boul. Henri-Bourassa O., apt. 402, Ahuntsic-Cartierville (Montréal), H3M 3G3 (BOIS DE BOUL)

**Seller's Declaration**

No

|                               |                  |                               |                         |
|-------------------------------|------------------|-------------------------------|-------------------------|
| <b>Property Type</b>          | Apartment (Div.) | <b>Possession</b>             | 90 days PP/PR Accepted  |
| <b>Style</b>                  | One storey       | <b>Deed of Sale Signature</b> | 30 days PP/PR Accepted  |
| <b>Floor</b>                  | 4                | <b>Lot Eval.</b>              | \$10,800 (2010)         |
| <b>Building Type</b>          | Attached         | <b>Building Eval.</b>         | \$148,800 (2010)        |
| <b>Year Built</b>             | 2005             | <b>Mun. Taxes</b>             | \$1,838 (2009)          |
| <b>Living Area</b>            | 958.00 sqft      | <b>School Taxes</b>           | \$419 (2009)            |
| <b>Lot Area</b>               |                  | <b>Condominium Fees</b>       | \$ 2,232 (\$ 186/month) |
| <b>Expected Delivery Date</b> |                  | <b>Date of Sale</b>           | 2009-11-20              |
| <b>Cert. of Location</b>      | Yes (2005)       | <b>Selling Broker</b>         | RE/MAX 3000 INC.        |
| <b>Body of Water</b>          |                  |                               |                         |



|              |   |                 |     |                                   |                       |
|--------------|---|-----------------|-----|-----------------------------------|-----------------------|
| <b>Rooms</b> | 5 | <b>Bedrooms</b> | 2+0 | <b>Bathrooms and Powder Rooms</b> | 1+0                   |
| <b>Level</b> |   | <b>Room</b>     |     | <b>Size</b>                       | <b>Floor Covering</b> |
| 4            |   | Kitchen         |     | 9.10 X 8.9 ft                     | Laminate floor        |
| 4            |   | Dining room     |     | 14.8 X 10.10 ft                   | Laminate floor        |
| 4            |   | Living room     |     | 16.5 X 14.8 ft                    | Laminate floor        |
| 4            |   | Master bedroom  |     | 13 X 10.3 ft                      | Laminate floor        |
| 4            |   | Bedroom         |     | 12.4 X 9.9 ft                     | Laminate floor        |
| 4            |   | Bathroom        |     | 1 X 1 m                           | Ceramic               |



#### Inclusions

AIR CLIMATISÉ CENTRAL, FOYER AU GAZ, CUISINIÈRE AU GAZ, LAVE-VAISSELLE

#### Exclusions

LUSTRES SAM & CUISINE, LAVEUSE/SÉCHEUSE, GARNITURES DE FENÊTRES



|                         |              |                        |            |                     |                                       |
|-------------------------|--------------|------------------------|------------|---------------------|---------------------------------------|
| <b>Sewage System</b>    | Municipality | <b>Heating System</b>  | Forced air | <b>Equip./Serv.</b> | Elevator(s), Central air conditioning |
| <b>Water Supply</b>     | Municipality |                        |            |                     |                                       |
| <b>Pool</b>             |              | <b>Water (access)</b>  |            |                     |                                       |
| <b>Cadastre Parking</b> |              | <b>Fireplace-Stove</b> | Yes        | <b>Renovations</b>  |                                       |
| <b>Parking</b>          | Garage (1)   |                        |            |                     |                                       |

JOLI CONDO SITUÉ AU 4IÈME ÉTAGE, UNITÉ DE COIN À L'ARRIÈRE DE L'IMMEUBLE. TRÈS PAISIBLE. GRANDE FENESTRATION & LUMINOSITÉ, FOYER, GARAGE + RANGEMENT, AIR CLIMATISÉ CENTRAL, ASCENSEURS. TRÈS ÉCONOMIQUE CÔTÉ CHAUFFAGE. LA SUPERFICIE BRUTE INCLUANT LA TERRASSE EST DE 1023 PC.

Source: RE/MAX AMBIANCE MR, Chartered real estate broker

Prepared by Anatoli Igolkin, Affiliated real estate agent on 2010-01-06 at 6:30 pm



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**\$320,000**

7280 Boul. des Galeries-d'Anjou, apt. 908, Anjou (Montréal), H1M 3Y1 (Bélanger)

**MLS® No.** 8230704 (Sold)

**Seller's Declaration**

No

|                               |                    |                               |                          |
|-------------------------------|--------------------|-------------------------------|--------------------------|
| <b>Property Type</b>          | Apartment (Div.)   | <b>Possession</b>             | 120 days PP/PR Accepted  |
| <b>Style</b>                  | Two or more storey | <b>Deed of Sale Signature</b> | 90 days PP/PR Accepted   |
| <b>Floor</b>                  | 9                  | <b>Lot Eval.</b>              | \$12,000 (2009)          |
| <b>Building Type</b>          |                    | <b>Building Eval.</b>         | \$234,600 (2009)         |
| <b>Year Built</b>             | 2006               | <b>Mun. Taxes</b>             | \$2,804 (2009)           |
| <b>Living Area</b>            | 1,310.00 sqft      | <b>School Taxes</b>           | \$607 (2009)             |
| <b>Lot Area</b>               |                    | <b>Condominium Fees</b>       | \$ 1,248 (\$ 104/month)  |
| <b>Expected Delivery Date</b> |                    | <b>Date of Sale</b>           | 2009-12-12               |
| <b>Cert. of Location</b>      | Yes (2006)         | <b>Selling Broker</b>         | ROYAL LEPAGE DU QUARTIER |
| <b>Body of Water</b>          |                    |                               |                          |



|              |   |                 |     |                                   |                       |
|--------------|---|-----------------|-----|-----------------------------------|-----------------------|
| <b>Rooms</b> | 6 | <b>Bedrooms</b> | 3+0 | <b>Bathrooms and Powder Rooms</b> | 2+0                   |
| <b>Level</b> |   | <b>Room</b>     |     | <b>Size</b>                       | <b>Floor Covering</b> |
| 9TH FLOOR    |   | Living room     |     | 18.4 X 15 ft irr                  | Wood                  |
| 9TH FLOOR    |   | Kitchen         |     | 11.11 X 8.2 ft irr                | Ceramic               |
| 9TH FLOOR    |   | Dining room     |     | 8.7 X 10.4 ft irr                 | Ceramic               |
| 9TH FLOOR    |   | Master bedroom  |     | 15.3 X 11.11 ft                   | Wood                  |
| 9TH FLOOR    |   | Bathroom        |     | 7.2 X 8.6 ft irr                  | Ceramic               |
| 9TH FLOOR    |   | Bedroom         |     | 11.10 X 10 ft                     | Wood                  |
| 9TH FLOOR    |   | Bedroom         |     | 9.11 X 12.8 ft                    | Wood                  |
| 9TH FLOOR    |   | Bathroom        |     | 6 X 7.7 ft                        | Ceramic               |
| BA1          |   | Storage         |     | 4.7 X 6.4 ft                      | Concrete              |



#### Inclusions

1 HOT WATER TANK,BLINDS,CENTRAL AIR CONDITIONING,INSTALLATON FOR CENTRAL VACCUM,INSTALLATION FOR ALARM SYSTEM. ALL IS GIVEN WITHOUT WARRANTY OF QUALITY.

#### Exclusions

PATIO DOOR BLINDS, FIXTURE IN THE DINING ROOM.

|                         |              |                        |                          |                     |   |
|-------------------------|--------------|------------------------|--------------------------|---------------------|---|
| <b>Sewage System</b>    | Municipality | <b>Heating System</b>  | Electric baseboard units | <b>Equip./Serv.</b> | Mobility impaired accessible, Elevator(s), Central air conditioning, Central vacuum cleaner system installation, Intercom |
| <b>Water Supply</b>     | Municipality | <b>Water (access)</b>  |                          |                     |   |
| <b>Pool</b>             |              | <b>Fireplace-Stove</b> | No                       | <b>Renovations</b>  |   |
| <b>Cadastre Parking</b> |              |                        |                          |                     |   |
| <b>Parking</b>          | Garage (1)   |                        |                          |                     |   |

VILLA LATELLA! RARE ON THE MARKET, MAGNIFICENT 3 BEDROOMS CONDO WITH INDOOR PARKING. 1310 SQ.FT CORNER UNIT. LOCATED ON THE 9TH FLOOR. OFFERING A SOUTH-WEST ORIENTATION AND EXCEPTIONAL VIEWS. CAMERA INTERCOM, STORAGE LOCKER, LOTS OF SUNLIGHT, IN FRONT OF LES GALERIES D'ANJOU AND EASY ACCESS TO HYWS. 24,40 ET L.H. LAFONTAINE TUNNEL.

THIS CONDO OFFERS A LARGE CENTRAL ENTRANCE HALL WITH CERAMIC FLOORS.

A BEAUTIFUL AND FUNCTIONAL KITCHEN, AS WELL AS AN EATING AREA THAT IS FLOODED WITH SUNLIGHT THANKS TO IT ABUNDANT WINDOWS.

SPACIOUS LIVING ROOM WITH PATIO DOOR LEADING TO THE LARGE BALCONY.

INTIMATE MAIN BEDROOM WITH LARGE WALK-THREW CLOSET THAT COMMUNICATES WITH THE MASTER BATHROOM.

TWO MORE BEDROOMS OF GOOD DIMENSIONS WITH WOOD FLOORS.

Source: RE/MAX ALLIANCE N.F., Chartered real estate broker

Prepared by Anatoli Igolkin, Affiliated real estate agent on 2010-01-06 at 6:30 pm



**Anatoli Igolkin**, Affiliated real estate agent

**CENTURY 21 VISION**

Chartered real estate broker

5517, AVENUE MONKLAND

MONTREAL (QC) H4A 1C8

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http://www.century21vision.com



**\$184,000**

7461 Av. des Halles, apt. 303, Anjou (Montréal), H1M 3R4 (Bélanger)

**MLS® No.**

8243166 (Sold)

**Seller's Declaration**

No

|                               |                  |                               |                         |
|-------------------------------|------------------|-------------------------------|-------------------------|
| <b>Property Type</b>          | Apartment (Div.) | <b>Possession</b>             | 15 days PP/PR Accepted  |
| <b>Style</b>                  | One storey       | <b>Deed of Sale Signature</b> | 10 days PP/PR Accepted  |
| <b>Floor</b>                  | 3                | <b>Lot Eval.</b>              | \$23,000 (2009)         |
| <b>Building Type</b>          | Detached         | <b>Building Eval.</b>         | \$128,100 (2009)        |
| <b>Year Built</b>             | 1997             | <b>Mun. Taxes</b>             | \$1,682 (2009)          |
| <b>Living Area</b>            | 777.00 sqft      | <b>School Taxes</b>           | \$351 (2009)            |
| <b>Lot Area</b>               |                  | <b>Condominium Fees</b>       | \$ 1,428 (\$ 119/month) |
| <b>Expected Delivery Date</b> |                  | <b>Date of Sale</b>           | 2009-12-02              |
| <b>Cert. of Location</b>      | Yes (1997)       | <b>Selling Broker</b>         | RE/MAX ALLIANCE INC     |
| <b>Body of Water</b>          |                  |                               |                         |



|              |   |                 |     |                                   |                       |
|--------------|---|-----------------|-----|-----------------------------------|-----------------------|
| <b>Rooms</b> | 5 | <b>Bedrooms</b> | 2+0 | <b>Bathrooms and Powder Rooms</b> | 1+0                   |
| <b>Level</b> |   | <b>Room</b>     |     | <b>Size</b>                       | <b>Floor Covering</b> |
| 3            |   | Master bedroom  |     | 13 X 10 ft                        | Parquetry             |
| 3            |   | Bedroom         |     | 10 X 10 ft                        | Parquetry             |
| 3            |   | Living room     |     | 17 X 11 ft                        | Parquetry             |
| 3            |   | Laundry room    |     | 8 X 6 ft                          | Ceramic               |
| 3            |   | Bathroom        |     | 10 X 7 ft                         | Ceramic               |
| 3            |   | Kitchen         |     | 8 X 7.6 ft                        | Ceramic               |



#### Inclusions

lave-vaisselle, air climatisé, stores, rideaux, lustres.

#### Exclusions

|                         |              |                        |                          |                     |   |
|-------------------------|--------------|------------------------|--------------------------|---------------------|---|
| <b>Sewage System</b>    | Municipality | <b>Heating System</b>  | Electric baseboard units | <b>Equip./Serv.</b> | Elevator(s), Wall-mounted air conditioning, Fire detector (connected), Sprinklers, Intercom |
| <b>Water Supply</b>     | Municipality | <b>Water (access)</b>  |                          |                     |   |
| <b>Pool</b>             |              | <b>Fireplace-Stove</b> | No                       | <b>Renovations</b>  |   |
| <b>Cadastre Parking</b> |              |                        |                          |                     |   |
| <b>Parking</b>          | Driveway (1) |                        |                          |                     |   |



CONDO DE COIN 4 ½ (2 CHAMBRES), AU 3E ÉTAGE, COTÉ SOLEIL, AUCUN TAPIS, DOUCHE SÉPARÉE, SALLE DE LAVAGE, BALCON SITUÉ EN FACADE, BELLE VUE DÉGAGÉE. ASCENSEUR. STATIONNEMENT EXTÉRIEUR ET RANGEMENT AU SOUS-SOL INCLUS. LIBRE IMMÉDIATEMENT. FAITE VITE À QUI LA CHANCE. EXCELLENT RAPPORT QUALITÉ / PRIX. CE CONDO NE RESTERA PAS LONGTEMPS SUR LE MARCHÉ.

Source: RE/MAX ALLIANCE INC, Chartered real estate broker, GROUPE SUTTON SYNERGIE DE L'EST INC., Chartered real estate broker

Prepared by Anatoli Igolkin, Affiliated real estate agent on 2010-01-06 at 6:30 pm





**Anatoli Igolkin**, Affiliated real estate agent

**CENTURY 21 VISION**

Chartered real estate broker

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**\$261,000**

5675 Ch. de la Côte-des-Neiges, apt. 306, Côte-des-Neiges/Notre-Dame-de-Grâce (Montréal), H3T

**MLS® No.**

8248409 (Sold)

**Seller's Declaration**

No

|                               |                  |                               |   |
|-------------------------------|------------------|-------------------------------|---|
| <b>Property Type</b>          | Apartment (Div.) | <b>Possession</b>             | 45 days PP/PR Accepted                    |
| <b>Style</b>                  | One storey       | <b>Deed of Sale Signature</b> | 45 days PP/PR Accepted                    |
| <b>Floor</b>                  | 3                | <b>Lot Eval.</b>              |   |
| <b>Building Type</b>          | Attached         | <b>Building Eval.</b>         |   |
| <b>Year Built</b>             | 2002             | <b>Mun. Taxes</b>             | \$2,150 (2009)                            |
| <b>Living Area</b>            | 874.00 sqft      | <b>School Taxes</b>           | \$520 (2009)                              |
| <b>Lot Area</b>               |                  | <b>Condominium Fees</b>       | \$ 2,532 (\$ 211/month)                   |
| <b>Expected Delivery Date</b> |                  | <b>Date of Sale</b>           | 2009-12-09                                |
| <b>Cert. of Location</b>      | Yes (2003)       | <b>Selling Broker</b>         | IMMEUBLE HOMEMAX INC./HOMEMAX REALTY INC. |
| <b>Body of Water</b>          |                  |                               |   |



|              |   |                 |     |                                   |                       |
|--------------|---|-----------------|-----|-----------------------------------|-----------------------|
| <b>Rooms</b> | 4 | <b>Bedrooms</b> | 2+0 | <b>Bathrooms and Powder Rooms</b> | 1+0                   |
| <b>Level</b> |   | <b>Room</b>     |     | <b>Size</b>                       | <b>Floor Covering</b> |
| 3            |   | Living room     |     | 20 X 12 ft                        | Laminate floor        |
| 3            |   | Master bedroom  |     | 15 X 10 ft                        | Laminate floor        |
| 3            |   | Bedroom         |     | 12 X 9 ft                         | Laminate floor        |
| 3            |   | Bathroom        |     | 11 X 7 ft irr                     | Ceramic               |



#### Inclusions

FRIDGE, STOVE, DISH-WASHER, WASHER, DRYER,  
AIR-CONDITIONER, ALL AS IS WITH NO WARRANTY.

#### Exclusions



|                         |              |                        |                          |                     |
|-------------------------|--------------|------------------------|--------------------------|---------------------|
| <b>Sewage System</b>    | Municipality | <b>Heating System</b>  | Electric baseboard units | <b>Equip./Serv.</b> |
| <b>Water Supply</b>     | Municipality |                        |                          |                     |
| <b>Pool</b>             |              | <b>Water (access)</b>  |                          |                     |
| <b>Cadastre Parking</b> |              | <b>Fireplace-Stove</b> | No                       | <b>Renovations</b>  |
| <b>Parking</b>          | Garage (1)   |                        |                          |                     |

CONDO CLOSE TO METRO, SCHOOLS, HOSPITALS, SHOPPING... 2 BED-ROOMS, IN MOST DESIRABLE LOCATION. PRICE FOR QUICK SALE!

Source: IMMEUBLE HOMEMAX INC./HOMEMAX REALTY INC., Chartered real estate broker

Prepared by Anatoli Igolkin, Affiliated real estate agent on 2010-01-06 at 6:30 pm



**Anatoli Igolkin**, Affiliated real estate agent

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**\$310,000**

6980 Ch. de la Côte-St-Luc, apt. 203, Côte-des-Neiges/Notre-Dame-de-Grâce (Montréal), H4V 3A4 (

**MLS® No.**

8230526 (Sold)

**Seller's Declaration**

No

|                               |                  |                                       |                         |
|-------------------------------|------------------|---------------------------------------|-------------------------|
| <b>Property Type</b>          | Apartment (Div.) | <b>Possession</b>                     | 2010-05-31              |
| <b>Style</b>                  | One storey       | <b>Deed of Sale Signature</b>         | 2010-05-31              |
| <b>Floor</b>                  | 2                | <b>Lot Eval.</b>                      | \$26,500 (2009)         |
| <b>Building Type</b>          | Attached         | <b>Building Eval.</b>                 | \$209,400 (2009)        |
| <b>Year Built</b>             | 1986             | <b>Mun. Taxes</b>                     | \$2,494 (2009)          |
| <b>Living Area</b>            | 1,340.00 sqft    | <b>School Taxes</b>                   | \$573 (2010)            |
| <b>Lot Area</b>               |                  | <b>Condominium Fees</b>               | \$ 2,964 (\$ 247/month) |
| <b>Expected Delivery Date</b> |                  | <b>Date of Sale</b>                   | 2009-11-03              |
| <b>Cert. of Location</b>      | No               | <b>Selling Broker</b>                 |                         |
| <b>Body of Water</b>          |                  | <b>GROUPE SUTTON CENTRE OUEST INC</b> |                         |

|              |   |                 |     |                                   |                       |
|--------------|---|-----------------|-----|-----------------------------------|-----------------------|
| <b>Rooms</b> | 5 | <b>Bedrooms</b> | 2+0 | <b>Bathrooms and Powder Rooms</b> | 2+0                   |
| <b>Level</b> |   | <b>Room</b>     |     | <b>Size</b>                       | <b>Floor Covering</b> |
| 2            |   | Kitchen         |     | 17.5 X 8.1 ft                     | Ceramic               |
| 2            |   | Living room     |     | 20.2 X 19.6 ft                    | Carpet                |
| 2            |   | Bedroom         |     | 13 X 10.10 ft                     | Carpet                |
| 2            |   | Master bedroom  |     | 16 X 12.2 ft                      | Carpet                |
| 2            |   | Hall            |     | 14 X 6.7 ft                       | Ceramic               |

#### Inclusions

Curtains, verticals, blinds and shutters

#### Exclusions

dining room fixture

|                         |                  |                        |    |                     |  |
|-------------------------|------------------|------------------------|----|---------------------|--|
| <b>Sewage System</b>    | Municipality     | <b>Heating System</b>  |    | <b>Equip./Serv.</b> |  |
| <b>Water Supply</b>     | Municipality     |                        |    |                     |  |
| <b>Pool</b>             | Indoor, Inground | <b>Water (access)</b>  |    |                     |  |
| <b>Cadastre Parking</b> |                  |                        |    |                     |  |
| <b>Parking</b>          | Garage (1)       | <b>Fireplace-Stove</b> | No | <b>Renovations</b>  |  |

THIS FANTASTIC 2 BDR CONDO, IN PRESTIGIOUS CONDOR COMPLEX, FACES THE SUNNY SOUTH, WITH A VIEW OF THE PARK. HUGE POOL BOTH INDOOR, OUTDOOR, SPA, SOLARIUM AND GARDENS. 2 FULL BATHROOMS, LAUNDRY ROOM IN UNIT, OPEN CONCEPT LIVING ROOM/DNR, 1 GARAGE, 1 LOCKER. ACROSS FROM COTE-ST-LUC SHOPPING CENTER.

HOT WATER HEATER AND A/C WERE CHANGED IN 2009

Source: GROUPE SUTTON CENTRE OUEST INC, Chartered real estate broker

Prepared by Anatoli Igolkin, Affiliated real estate agent on 2010-01-06 at 6:30 pm



Anatoli Igolkin, Affiliated real estate agent

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**\$182,000**

**MLS® No.**

8259195 (Sold)

5300 Place Garland, apt. 609, Côte-des-Neiges/Notre-Dame-de-Grâce (Montréal), H3X 3Y5 (Plamor

**Seller's Declaration**

No

|                               |                  |                               |                              |
|-------------------------------|------------------|-------------------------------|------------------------------|
| <b>Property Type</b>          | Apartment (Div.) | <b>Possession</b>             | 60 days PP/PR Accepted       |
| <b>Style</b>                  | One storey       | <b>Deed of Sale Signature</b> | 60 days PP/PR Accepted       |
| <b>Floor</b>                  | 6                | <b>Lot Eval.</b>              | \$17,400 (2008)              |
| <b>Building Type</b>          | Attached         | <b>Building Eval.</b>         | \$120,200 (2008)             |
| <b>Year Built</b>             | 1981             | <b>Mun. Taxes</b>             | \$1,404 (2008)               |
| <b>Living Area</b>            | 900.00 sqft      | <b>School Taxes</b>           | \$314 (2008)                 |
| <b>Lot Area</b>               |                  | <b>Condominium Fees</b>       | \$ 1,920 (\$ 160/month)      |
| <b>Expected Delivery Date</b> |                  | <b>Date of Sale</b>           | 2009-12-02                   |
| <b>Cert. of Location</b>      | No               | <b>Selling Broker</b>         |                              |
| <b>Body of Water</b>          |                  |                               | GRUPE SUTTON EXCELLENCE INC. |



|              |   |                 |     |                                   |                       |
|--------------|---|-----------------|-----|-----------------------------------|-----------------------|
| <b>Rooms</b> | 5 | <b>Bedrooms</b> | 2+0 | <b>Bathrooms and Powder Rooms</b> | 1+0                   |
| <b>Level</b> |   | <b>Room</b>     |     | <b>Size</b>                       | <b>Floor Covering</b> |
| 6e étage     |   | Living room     |     | 11.9 X 14.6 ft                    | Laminate floor        |
| 6e étage     |   | Dining room     |     | 7.6 X 9.3 ft                      | Laminate floor        |
| 6e étage     |   | Kitchen         |     | 7.3 X 8.3 ft                      | Ceramic               |
| 6e étage     |   | Hall            |     | 14 X 15.6 ft                      | Ceramic               |
| 6e étage     |   | Master bedroom  |     | 10.6 X 17.3 ft                    | Laminate floor        |
| 6e étage     |   | Bedroom         |     | 10 X 11 ft                        | Laminate floor        |
| 6e étage     |   | Bathroom        |     | 5 X 9.9 ft                        | Ceramic               |
| 6e étage     |   | Storage         |     | 3.6 X 7.6 ft                      |                       |



#### Inclusions

NEW REFRIGERATOR AND STOVE, ALL RODS AND BLINDS.

#### Exclusions

WASHER, MICROWAVE.



|                         |                          |                        |                          |                     |  |
|-------------------------|--------------------------|------------------------|--------------------------|---------------------|--|
| <b>Sewage System</b>    | Municipality             | <b>Heating System</b>  | Electric baseboard units | <b>Equip./Serv.</b> | Mobility impaired accessible, Elevator(s), Wall-mounted air conditioning |
| <b>Water Supply</b>     | Municipality             |                        |                          |                     |  |
| <b>Pool</b>             | Inground                 | <b>Water (access)</b>  |                          |                     |  |
| <b>Cadastre Parking</b> |                          | <b>Fireplace-Stove</b> | No                       | <b>Renovations</b>  |  |
| <b>Parking</b>          | Driveway (1), Garage (1) |                        |                          |                     |  |

CONDO IMPECCABLE AU 6IÈME ÉTAGE DE 2 CHAMBRES À COUCHER. BALCON, NOUVEAUX PLANCHERS ET CÉRAMIQUE. AIR CLIMATISEUR MURAL. INCLUS 1 ESPACE DE STATIONNEMENT DANS LE GARAGE. BIEN SITUÉ. PRÈS DU MÉTRO, AUTOBUS ET MAGASINS. TRÈS PROPRE! CLÉ EN MAIN!

-BÂTIMENT EN BÉTON

-JOINT DE BRICK REFAIT À L'EXTÉRIEUR.

-NOUVELLE RAMPE SUR LE BALCON ET DES TUILES SERONT POSÉES SUR LE BALCON EN 2009.

-SALLE DE LAVAGE COMMUNE DISPONIBLE.

-CHUTE À DÉCHETS

Source: ROYAL LEPAGE DYNASTIE, Chartered real estate broker

Prepared by Anatoli Igolkin, Affiliated real estate agent on 2010-01-06 at 6:30 pm



**Anatoli Igolkin**, Affiliated real estate agent

**CENTURY 21 VISION**

Chartered real estate broker

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**\$349,000**

4563 Av. Marcil, Côte-des-Neiges/Notre-Dame-de-Grâce (Montréal), H4A 3A2 (Terrebonne)

**MLS® No.** 8258073 (Sold)

**Seller's Declaration**

Yes

|                               |                  |                               |                            |
|-------------------------------|------------------|-------------------------------|----------------------------|
| <b>Property Type</b>          | Apartment (Div.) | <b>Possession</b>             | 2010-03-01                 |
| <b>Style</b>                  | One storey       | <b>Deed of Sale Signature</b> | 2010-02-26                 |
| <b>Floor</b>                  | 2                | <b>Lot Eval.</b>              | \$59,400 (2009)            |
| <b>Building Type</b>          | Semi-detached    | <b>Building Eval.</b>         | \$226,900 (2009)           |
| <b>Year Built</b>             | 1927             | <b>Mun. Taxes</b>             | \$2,988 (2009)             |
| <b>Living Area</b>            | 108.00 sqm       | <b>School Taxes</b>           | \$686 (2009)               |
| <b>Lot Area</b>               | 297.00 sqm       | <b>Condominium Fees</b>       | \$ 0 (\$ 0/month)          |
| <b>Expected Delivery Date</b> |                  | <b>Date of Sale</b>           | 2009-12-11                 |
| <b>Cert. of Location</b>      | Yes (1999)       | <b>Selling Broker</b>         | ROYAL LEPAGE GROUPE NEWTON |
| <b>Body of Water</b>          |                  |                               |                            |



|              |   |                 |     |                                   |                       |
|--------------|---|-----------------|-----|-----------------------------------|-----------------------|
| <b>Rooms</b> | 7 | <b>Bedrooms</b> | 4+0 | <b>Bathrooms and Powder Rooms</b> | 1+0                   |
| <b>Level</b> |   | <b>Room</b>     |     | <b>Size</b>                       | <b>Floor Covering</b> |
| 2            |   | Living room     |     | 14.5 X 13.4 ft                    | Oak                   |
| 2            |   | Bedroom         |     | 9.9 X 10.6 ft                     | Oak                   |
| 2            |   | Bedroom         |     | 11.4 X 9.8 ft                     | Wood                  |
| 2            |   | Master bedroom  |     | 14.9 X 10.6 ft                    | Wood                  |
| 2            |   | Dining room     |     | 10.11 X 13.4 ft                   | Oak                   |
| 2            |   | Kitchen         |     | 11.11 X 9.4 ft                    | Ceramic               |
| 2            |   | Bedroom         |     | 10.3 X 8.8 ft                     | Wood                  |
| BA1          |   | Garage          |     | 23 X 13 ft                        | Concrete              |



#### Inclusions

Dishwasher, fridge as is condition

#### Exclusions

Stove, hot water tank rented



|                         |                          |                        |           |                     |
|-------------------------|--------------------------|------------------------|-----------|---------------------|
| <b>Sewage System</b>    | Municipality             | <b>Heating System</b>  | Hot water | <b>Equip./Serv.</b> |
| <b>Water Supply</b>     | Municipality             |                        |           |                     |
| <b>Pool</b>             |                          | <b>Water (access)</b>  |           |                     |
| <b>Cadastre Parking</b> |                          | <b>Fireplace-Stove</b> | Yes       | <b>Renovations</b>  |
| <b>Parking</b>          | Driveway (1), Garage (1) |                        |           |                     |

Marcil Upper Condo, oak & hard wood floor, magnificent woodwork, leaded glass windows. Charming 4 bedrooms, 108 s.m. NET living space area+ bsmtOak kitchen cabinets, ceramic floors & backsplash. Front balcony and rear balcony.Yes, a garage!! Separate furnace. Storage in basement.Steps to Monkland Village!!

#### Technical aspects:

Oak floors and hard wood & superb Woodwork  
 Roof NDG Roofing 2006 shingles + Flat tar and gravel 2005 (10 year warranty)  
 Original indoor leaded windows, Rusco aluminium exterior window  
 Electricity Breakers  
 H.Q.=April 2008-09=\$778  
 Furnace 2008 Gas hot water  
 Hot water tank Rented \*8.86 p/m  
 Gas Met; August 2008-09=\$1940

Source: ROYAL LEPAGE GROUPE NEWTON, Chartered real estate broker

Prepared by Anatoli Igolkin, Affiliated real estate agent on 2010-01-06 at 6:30 pm





**Anatoli Igolkin**, Affiliated real estate agent

**CENTURY 21 VISION**

Chartered real estate broker

5517, AVENUE MONKLAND

MONTREAL (QC) H4A 1C8

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http://www.century21vision.com



**\$340,000**

3848 Av. Van Horne, Côte-des-Neiges/Notre-Dame-de-Grâce (Montréal), H3S 1R8 (Legare)

**MLS® No.**

8111948 (Sold)

**Seller's Declaration**

Yes

|                               |                       |                               |                            |
|-------------------------------|-----------------------|-------------------------------|----------------------------|
| <b>Property Type</b>          | Apartment (Div.)      | <b>Possession</b>             | 90 days PP/PR Accepted     |
| <b>Style</b>                  | One-and-a-half-storey | <b>Deed of Sale Signature</b> | 90 days PP/PR Accepted     |
| <b>Floor</b>                  | 2                     | <b>Lot Eval.</b>              | \$34,800 (2009)            |
| <b>Building Type</b>          | Semi-detached         | <b>Building Eval.</b>         | \$166,000 (2009)           |
| <b>Year Built</b>             | 1999                  | <b>Mun. Taxes</b>             | \$2,087 (2009)             |
| <b>Living Area</b>            | 1,234.00 sqft         | <b>School Taxes</b>           | \$475 (2009)               |
| <b>Lot Area</b>               | 2,450.00 sqft         | <b>Condominium Fees</b>       | \$ 318 (\$ 27/month)       |
| <b>Expected Delivery Date</b> |                       | <b>Date of Sale</b>           | 2009-12-13                 |
| <b>Cert. of Location</b>      | Yes (1999)            | <b>Selling Broker</b>         | ROYAL LEPAGE GROUPE NEWTON |
| <b>Body of Water</b>          |                       |                               |                            |



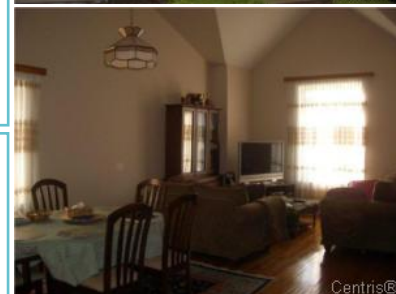
|              |   |                 |     |                                   |                       |
|--------------|---|-----------------|-----|-----------------------------------|-----------------------|
| <b>Rooms</b> | 6 | <b>Bedrooms</b> | 3+0 | <b>Bathrooms and Powder Rooms</b> | 2+0                   |
| <b>Level</b> |   | <b>Room</b>     |     | <b>Size</b>                       | <b>Floor Covering</b> |
| 2            |   | Living room     |     | 21.10 X 18.4 ft                   | Wood                  |
| 2            |   | Kitchen         |     | 9.5 X 8 ft                        | Ceramic               |
| 2            |   | Bedroom         |     | 15.2 X 10 ft                      | Wood                  |
| 2            |   | Bedroom         |     | 11.1 X 9.4 ft                     | Wood                  |
| mezzanine    |   | Master bedroom  |     | 16.3 X 12.10 ft                   | Wood                  |



#### Inclusions

Mitsubishi thermopump, built-in dishwasher, hood-range, fridge, stove, washer, dryer

#### Exclusions



|                         |              |                        |                          |                     |  |
|-------------------------|--------------|------------------------|--------------------------|---------------------|--|
| <b>Sewage System</b>    | Municipality | <b>Heating System</b>  | Electric baseboard units | <b>Equip./Serv.</b> | Wall-mounted heat pump, mitsubishi thermo pump |
| <b>Water Supply</b>     | Municipality |                        |                          |                     |  |
| <b>Pool</b>             |              | <b>Water (access)</b>  |                          |                     |  |
| <b>Cadastre Parking</b> |              | <b>Fireplace-Stove</b> | No                       | <b>Renovations</b>  |  |
| <b>Parking</b>          |              |                        |                          |                     |  |

Freshly painted, magnificent 3 bedrm/2 bath, 2-level condo in duplex-style building. Great location on Van Horne. Oak strip floors. Cathedral ceilings. Bathroom ensuite with master bedroom on mezzanine. Wood/glass doors enclose mezzanine. Huge deck off of master bedroom. Mitsubishi thermopump . Cherry-wood cabinets. Garage \$30,000 extra

Professionally painted condo. Everything is immaculate. Huge deck off of mezzanine with patio doors, measuring 15 x 11'6" with room for larger. Cold room accessible from outside. Now comes with all 5 major appliances

Source: PHILIP MALWYN, Chartered real estate broker

Prepared by Anatoli Igolkin, Affiliated real estate agent on 2010-01-06 at 6:30 pm



**Anatoli Igolkin**, Affiliated real estate agent

**CENTURY 21 VISION**

Chartered real estate broker

5517, AVENUE MONKLAND

MONTREAL (QC) H4A 1C8

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http://www.century21vision.com



**\$309,000**

5140 Av. MacDonald, apt. 503, Côte-Saint-Luc, H3X 2Z1 (queen mary)

**MLS® No.**

8199125 (Sold)

**Seller's Declaration**

No

|                               |                  |                               |                         |
|-------------------------------|------------------|-------------------------------|-------------------------|
| <b>Property Type</b>          | Apartment (Div.) | <b>Possession</b>             | 90 days PP/PR Accepted  |
| <b>Style</b>                  | One storey       | <b>Deed of Sale Signature</b> | 87 days PP/PR Accepted  |
| <b>Floor</b>                  | 5                | <b>Lot Eval.</b>              | \$36,500 (2009)         |
| <b>Building Type</b>          | Detached         | <b>Building Eval.</b>         | \$222,900 (2009)        |
| <b>Year Built</b>             | 1981             | <b>Mun. Taxes</b>             | \$3,240 (2008)          |
| <b>Living Area</b>            | 1,267.00 sqft    | <b>School Taxes</b>           | \$641 (2008)            |
| <b>Lot Area</b>               |                  | <b>Condominium Fees</b>       | \$ 5,940 (\$ 495/month) |
| <b>Expected Delivery Date</b> |                  | <b>Date of Sale</b>           | 2009-11-02              |
| <b>Cert. of Location</b>      | Yes (2005)       | <b>Selling Broker</b>         | CENTURY 21 VISION       |
| <b>Body of Water</b>          |                  |                               |                         |



|              |   |                 |     |                                   |                       |
|--------------|---|-----------------|-----|-----------------------------------|-----------------------|
| <b>Rooms</b> | 5 | <b>Bedrooms</b> | 2+0 | <b>Bathrooms and Powder Rooms</b> | 2+0                   |
| <b>Level</b> |   | <b>Room</b>     |     | <b>Size</b>                       | <b>Floor Covering</b> |
| 5th floor    |   | Living room     |     | 21.7 X 11.6 ft                    | Parquetry             |
| 5th floor    |   | Dining room     |     | 14.4 X 8.10 ft                    | Parquetry             |
| 5th floor    |   | Kitchen         |     | 18.2 X 8.7 ft                     | Ceramic               |
| 5th floor    |   | Master bedroom  |     | 16.1 X 12.8 ft                    | Parquetry             |
| 5th floor    |   | Bedroom         |     | 12.11 X 9.11 ft                   | Parquetry             |



#### Inclusions

Dishwasher, washer, in "as is condition, without warranty"

#### Exclusions

fridge, stove, dining room, kitchen light fixtures, window treatments.



|                         |                          |                        |    |                     |             |
|-------------------------|--------------------------|------------------------|----|---------------------|-------------|
| <b>Sewage System</b>    | Municipality             | <b>Heating System</b>  |    | <b>Equip./Serv.</b> | Elevator(s) |
| <b>Water Supply</b>     | Municipality             |                        |    |                     |             |
| <b>Pool</b>             | Inground                 | <b>Water (access)</b>  |    |                     |             |
| <b>Cadastre Parking</b> |                          | <b>Fireplace-Stove</b> | No | <b>Renovations</b>  |             |
| <b>Parking</b>          | Driveway (1), Garage (1) |                        |    |                     |             |

Bright & sun-filled spacious renovated 2bdr, 2bthrm 5th floor condo. Stained parquetry floors throughout main rooms. Amazing two window eat-in kitchen. Master Bdrm w/dressing area and fully renovated ensuite bthrm. Storage, closets. Dining room w/patio door to beautiful balcony w/clear view. Garage & locker. See Addendum

-Condo fees include hot water, Satellite TV and 24 hour doorman  
-Hydro costs approx \$1800.00/year  
-No dogs allowed

Full Cadastre # 2090690, 2384829, 2384830, 2384831, 2384832, 2384833, 2091285

Source: LES IMMEUBLES HEIDI WITT INC., Chartered real estate broker

Prepared by Anatoli Igolkin, Affiliated real estate agent on 2010-01-06 at 6:30 pm



**Anatoli Igolkin**, Affiliated real estate agent

**CENTURY 21 VISION**

Chartered real estate broker

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http://www.century21vision.com



**\$261,000**

8665 Rue Centrale, LaSalle (Montréal), H8P 1N4 (Champlain)

**MLS® No.** 8085740 (Sold)

**Seller's Declaration**

No

|                               |                  |                               |                           |
|-------------------------------|------------------|-------------------------------|---------------------------|
| <b>Property Type</b>          | Apartment (Div.) | <b>Possession</b>             | 2009-07-01                |
| <b>Style</b>                  | One storey       | <b>Deed of Sale Signature</b> | 2009-06-30                |
| <b>Floor</b>                  | 2                | <b>Lot Eval.</b>              | \$32,600 (2008)           |
| <b>Building Type</b>          | Semi-detached    | <b>Building Eval.</b>         | \$187,400 (2008)          |
| <b>Year Built</b>             | 2004             | <b>Mun. Taxes</b>             | \$2,385 (2008)            |
| <b>Living Area</b>            | 122.70 sqm       | <b>School Taxes</b>           | \$600 (2008)              |
| <b>Lot Area</b>               |                  | <b>Condominium Fees</b>       | \$ 0 (\$ 0/month)         |
| <b>Expected Delivery Date</b> |                  | <b>Date of Sale</b>           | 2009-12-20                |
| <b>Cert. of Location</b>      | Yes (2004)       | <b>Selling Broker</b>         | RE/MAX ACTION (1992) INC. |
| <b>Body of Water</b>          |                  |                               |                           |



|              |   |                 |     |                                   |                       |
|--------------|---|-----------------|-----|-----------------------------------|-----------------------|
| <b>Rooms</b> | 6 | <b>Bedrooms</b> | 3+0 | <b>Bathrooms and Powder Rooms</b> | 2+0                   |
| <b>Level</b> |   | <b>Room</b>     |     | <b>Size</b>                       | <b>Floor Covering</b> |
| 2            |   | Kitchen         |     | 2.41 X 3.44 m                     | Ceramic               |
| 2            |   | Dining room     |     | 4.60 X 3.75 m                     | Ceramic               |
| 2            |   | Living room     |     | 4.51 X 5.30 m                     | Wood                  |
| 2            |   | Master bedroom  |     | 5.39 X 2.96 m                     | Wood                  |
| 2            |   | Bedroom         |     | 3.29 X 3.29 m                     | Wood                  |
| 2            |   | Bedroom         |     | 4.02 X 2.74 m irr                 | Wood                  |
| 2            |   | Bathroom        |     | 2.07 X 2.56 m irr                 | Ceramic               |
| 2            |   | Bathroom        |     | 2.53 X 1.77 m                     | Ceramic               |
| BA1          |   | Garage          |     | 3.61 X 7.13 m                     | Concrete              |



#### Inclusions

Fixtures, Lave-vaisselle, unité de climatisation murale

#### Exclusions



|                         |              |                        |                          |                     |   |
|-------------------------|--------------|------------------------|--------------------------|---------------------|---|
| <b>Sewage System</b>    | Municipality | <b>Heating System</b>  | Electric baseboard units | <b>Equip./Serv.</b> | Wall-mounted air conditioning, Fire detector (not connected), Air exchange system |
| <b>Water Supply</b>     | Municipality | <b>Water (access)</b>  |                          |                     |   |
| <b>Pool</b>             |              | <b>Fireplace-Stove</b> | Yes                      | <b>Renovations</b>  |   |
| <b>Cadastre Parking</b> |              |                        |                          |                     |   |
| <b>Parking</b>          | Garage (1)   |                        |                          |                     |   |

GRAND CONDO (1320 PC), 3 CAC, 2 SDB DE CONSTRUCTION RECENTE (2004) SITUE DANS UN SECTEUR TRES EN DEMANDE A LASALLE, A 5 MN DU BORD DE L' EAU, DE LA PISTE CYCLABLE, DES TERRAINS DE TENNIS, DE LA PISCINE ET DE L' ARENA;PRES DE TOUS LES SERVICES: CENTRE COMMERCIAL, PARCS, ECOLES, HOPITAL, TRANSPORTS..

Les inclus sont donnés sans garantie légale de qualité aux risques et périls de l' acheteur.

La salle de bain principale est munie d' un bain tourbillon.

Le foyer et ses installations (cheminée etc.) sont vendus sans garantie légale de qualité et sans garantie de conformité à la réglementation en vigueur ainsi qu' aux exigences des compagnies d' assurances, aux risques et périls de l' acheteur.

Source: RE/MAX ACTION (1992) INC., Chartered real estate broker

Prepared by Anatoli Igolkin, Affiliated real estate agent on 2010-01-06 at 6:30 pm



**Anatoli Igolkin**, Affiliated real estate agent

**CENTURY 21 VISION**

Chartered real estate broker

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**\$230,000**

8155 Rue George, apt. 302, LaSalle (Montréal), H8P 3W4 (Gagné)

**MLS® No.** 8244258 (Sold)

**Seller's Declaration**

No

|                               |                  |                                  |                        |
|-------------------------------|------------------|----------------------------------|------------------------|
| <b>Property Type</b>          | Apartment (Div.) | <b>Possession</b>                | 60 days PP/PR Accepted |
| <b>Style</b>                  | One storey       | <b>Deed of Sale Signature</b>    | 60 days PP/PR Accepted |
| <b>Floor</b>                  | 3                | <b>Lot Eval.</b>                 | \$16,000 (2009)        |
| <b>Building Type</b>          | Semi-detached    | <b>Building Eval.</b>            | \$126,700 (2009)       |
| <b>Year Built</b>             | 2004             | <b>Mun. Taxes</b>                | \$2,059 (2009)         |
| <b>Living Area</b>            | 1,050.00 sqft    | <b>School Taxes</b>              | \$425 (2009)           |
| <b>Lot Area</b>               |                  | <b>Condominium Fees</b>          | \$ 1,080 (\$ 90/month) |
| <b>Expected Delivery Date</b> |                  | <b>Date of Sale</b>              | 2009-12-04             |
| <b>Cert. of Location</b>      | Yes (2004)       | <b>Selling Broker</b>            |                        |
| <b>Body of Water</b>          |                  | <b>GROUPE SUTTON-CLODEM INC.</b> |                        |



|              |   |                 |     |                                   |                       |
|--------------|---|-----------------|-----|-----------------------------------|-----------------------|
| <b>Rooms</b> | 4 | <b>Bedrooms</b> | 2+0 | <b>Bathrooms and Powder Rooms</b> | 1+0                   |
| <b>Level</b> |   | <b>Room</b>     |     | <b>Size</b>                       | <b>Floor Covering</b> |
| 3            |   | Master bedroom  |     | 10 X 15 ft                        | Wood                  |
| 3            |   | Bedroom         |     | 9 X 13 ft                         | Wood                  |
| 3            |   | Dining room     |     | 12 X 8 ft                         | Wood                  |
| 3            |   | Living room     |     | 19.5 X 15.5 ft                    | Wood                  |
| 3            |   | Kitchen         |     | 9 X 8.5 ft                        | Ceramic               |
| 3            |   | Bathroom        |     | 7 X 8.5 ft                        | Ceramic               |



#### Inclusions

Fridge&stove(1992),dishwasher(2004),washer/dryer stackable(2006), curtains/blinds, fixtures and lighting, wall unit air conditioner. All given without warrantee.

#### Exclusions



|                         |              |                        |                          |                     |                               |
|-------------------------|--------------|------------------------|--------------------------|---------------------|-------------------------------|
| <b>Sewage System</b>    | Municipality | <b>Heating System</b>  | Electric baseboard units | <b>Equip./Serv.</b> | Wall-mounted air conditioning |
| <b>Water Supply</b>     | Municipality | <b>Water (access)</b>  |                          |                     |                               |
| <b>Pool</b>             |              | <b>Fireplace-Stove</b> | Yes                      | <b>Renovations</b>  |                               |
| <b>Cadastre Parking</b> |              |                        |                          |                     |                               |
| <b>Parking</b>          | Garage (1)   |                        |                          |                     |                               |

\*\*\*Condo du Cavalier,prime location,superior quality construction\*\*\*This sun filled condo wall to wall windows,gas fireplace, 2balconies, garage & all appliances will definitely charm you!Walking distance to supermarkets, SAQ,pharmacy,cinema,bike path,water front,transportation!Flex occupancy & easy to visit.Mesurements to be verified.See Addendum.

Dining area open concept adjacent to large living room with gaz fireplace & wall to wall windows! French doors leading to front balcony (south view) for your morning coffee. Also, built-in book shelves to maximize your storage space without style.

Functional & modern kitchen, with ceramic floor and including appliances:

Fridge & stove 1992

Dishwasher 2004

Washer/dryer (stackable) 2006

Wall mounted air conditioning unit 2004

All given without warrantee

Source: RE/MAX DU CARTIER INC., Chartered real estate broker

Prepared by Anatoli Igolkin, Affiliated real estate agent on 2010-01-06 at 6:30 pm





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5517, AVENUE MONKLAND

MONTREAL (QC) H4A 1C8

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**\$312,000**

4680 Av. Coloniale, Le Plateau-Mont-Royal (Montréal), H2T 1W2 (Mt-Royal)

**MLS® No.** 8251219 (Sold)

**Seller's Declaration**

No

|                               |                  |                               |                               |
|-------------------------------|------------------|-------------------------------|-------------------------------|
| <b>Property Type</b>          | Apartment (Div.) | <b>Possession</b>             | 30 days PP/PR Accepted        |
| <b>Style</b>                  | One storey       | <b>Deed of Sale Signature</b> | 30 days PP/PR Accepted        |
| <b>Floor</b>                  | GF               | <b>Lot Eval.</b>              | \$62,200 (2009)               |
| <b>Building Type</b>          | Semi-detached    | <b>Building Eval.</b>         | \$170,600 (2009)              |
| <b>Year Built</b>             | 1910             | <b>Mun. Taxes</b>             | \$2,405 (2009)                |
| <b>Living Area</b>            | 1,200.00 sqft    | <b>School Taxes</b>           | \$554 (2009)                  |
| <b>Lot Area</b>               |                  | <b>Condominium Fees</b>       | \$ 480 (\$ 40/month)          |
| <b>Expected Delivery Date</b> |                  | <b>Date of Sale</b>           | 2009-11-22                    |
| <b>Cert. of Location</b>      | Yes (2006)       | <b>Selling Broker</b>         | RE/MAX DU CARTIER - J.P. INC. |
| <b>Body of Water</b>          |                  |                               |                               |



|              |   |                 |     |                                   |                       |
|--------------|---|-----------------|-----|-----------------------------------|-----------------------|
| <b>Rooms</b> | 5 | <b>Bedrooms</b> | 1+1 | <b>Bathrooms and Powder Rooms</b> | 2+0                   |
| <b>Level</b> |   | <b>Room</b>     |     | <b>Size</b>                       | <b>Floor Covering</b> |
| GF           |   | Living room     |     | 11 X 14 ft                        | Wood                  |
| GF           |   | Dining room     |     | 11.5 X 9 ft                       | Wood                  |
| GF           |   | Kitchen         |     | 11.9 X 13.9 ft                    | Ceramic               |
| GF           |   | Master bedroom  |     | 11 X 9 ft                         | Wood                  |
| GF           |   | Bedroom         |     | 11.3 X 7.3 ft                     | Wood                  |
| GF           |   | Bathroom        |     | 8 X 5.8 ft                        | Ceramic               |
| BA1          |   | Family room     |     | 11 X 29 ft                        | Laminate floor        |



#### Inclusions

Réfrigérateur, Lave-vaisselle, four, fan, Air climatisé murale, bibliothèque au sous-sol.

#### Exclusions

Fixture de la salle a manger



|                         |              |                        |                      |                     |                               |
|-------------------------|--------------|------------------------|----------------------|---------------------|-------------------------------|
| <b>Sewage System</b>    | Municipality | <b>Heating System</b>  | Convection           | <b>Equip./Serv.</b> | Wall-mounted air conditioning |
| <b>Water Supply</b>     | Municipality |                        | baseboards, Electric |                     |                               |
| <b>Pool</b>             |              | <b>Water (access)</b>  |                      |                     |                               |
| <b>Cadastre Parking</b> |              | <b>Fireplace-Stove</b> | No                   | <b>Renovations</b>  |                               |
| <b>Parking</b>          |              |                        |                      |                     |                               |

Superbe unité situé au coeur du Plateau. Plusieurs améliorations tel que: Cuisine haut de gamme, deux salles de bain design, sous-sol entièrement fini et insonorisé. Ce condo possède deux chambres au RDC ainsi qu'un grand sous-sol fini avec deux pièces fermés. Belle grande cour a l'arriere. Faites vite! Électros neufs inclus.

Source: RE/MAX HARMONIE INC, Chartered real estate broker

Prepared by Anatoli Igolkin, Affiliated real estate agent on 2010-01-06 at 6:30 pm



**Anatoli Igolkin**, Affiliated real estate agent

**CENTURY 21 VISION**

Chartered real estate broker

5517, AVENUE MONKLAND

MONTREAL (QC) H4A 1C8

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http://www.century21vision.com



**\$295,000**

4592 Av. De Lorimier, Le Plateau-Mont-Royal (Montréal), H2N 2B5 (Mont-Royal)

**MLS® No.** 8260488 (Sold)

**Seller's Declaration**

No

|                               |                  |                               |                           |
|-------------------------------|------------------|-------------------------------|---------------------------|
| <b>Property Type</b>          | Apartment (Div.) | <b>Possession</b>             | 30 days PP/PR Accepted    |
| <b>Style</b>                  | One storey       | <b>Deed of Sale Signature</b> | 30 days PP/PR Accepted    |
| <b>Floor</b>                  | 3                | <b>Lot Eval.</b>              | \$34,800 (2009)           |
| <b>Building Type</b>          | Attached         | <b>Building Eval.</b>         | \$225,800 (2009)          |
| <b>Year Built</b>             | 1910             | <b>Mun. Taxes</b>             | \$2,714 (2009)            |
| <b>Living Area</b>            | 85.10 sqm        | <b>School Taxes</b>           | \$625 (2009)              |
| <b>Lot Area</b>               |                  | <b>Condominium Fees</b>       | \$ 600 (\$ 50/month)      |
| <b>Expected Delivery Date</b> |                  | <b>Date of Sale</b>           | 2009-12-10                |
| <b>Cert. of Location</b>      | Yes (1999)       | <b>Selling Broker</b>         | LA CAPITALE DU MONT-ROYAL |
| <b>Body of Water</b>          |                  |                               |                           |



|              |   |                 |     |                                   |                       |
|--------------|---|-----------------|-----|-----------------------------------|-----------------------|
| <b>Rooms</b> | 4 | <b>Bedrooms</b> | 2+0 | <b>Bathrooms and Powder Rooms</b> | 1+0                   |
| <b>Level</b> |   | <b>Room</b>     |     | <b>Size</b>                       | <b>Floor Covering</b> |
| 3            |   | Kitchen         |     | 12.2 X 16.2 ft                    |                       |
| 3            |   | Living room     |     | 13.5 X 11.2 ft                    | Wood                  |
| 3            |   | Master bedroom  |     | 11 X 11.4 ft                      | Wood                  |
| 3            |   | Bedroom         |     | 8.10 X 9.3 ft                     | Wood                  |
| 3            |   | Dining room     |     | 11 X 16 ft                        | Wood                  |
| 3            |   | Bathroom        |     | 8.11 X 9.3 ft                     |                       |



#### Inclusions

aspirateur central, cabanon, foyer, lave-vaisselle, système d'alarme, walk-in, poêle, réfrigérateur: le tout offert sans garantie légale de qualité.

#### Exclusions



|                         |              |                        |     |                     |  |
|-------------------------|--------------|------------------------|-----|---------------------|--|
| <b>Sewage System</b>    | Municipality | <b>Heating System</b>  |     | <b>Equip./Serv.</b> |  |
| <b>Water Supply</b>     | Municipality |                        |     |                     |  |
| <b>Pool</b>             |              | <b>Water (access)</b>  |     |                     |  |
| <b>Cadastre Parking</b> |              | <b>Fireplace-Stove</b> | Yes | <b>Renovations</b>  |  |
| <b>Parking</b>          |              |                        |     |                     |  |

Le Plateau à son meilleur! 3e étage d'un élégant triplex de pierre. Rénové, lumineux, 2 puits de lumière, terrasse côté soleil 14x16 pi., vue sur le MT-Royal! Bel espace de vie: aire ouverte + foyer - Insonorisé - Cour commune avec jardin et remise. Ave Mt-Royal, Maison du Rôti, Fromagerie Hamel, pharmacie, restos, parc et plus encore! Co-propriétaires très amicaux!

Source: LA CAPITALE DU MONT-ROYAL, Chartered real estate broker

Prepared by Anatoli Igolkin, Affiliated real estate agent on 2010-01-06 at 6:30 pm



**Anatoli Igolkin**, Affiliated real estate agent

**CENTURY 21 VISION**

Chartered real estate broker

5517, AVENUE MONKLAND

MONTREAL (QC) H4A 1C8

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http://www.century21vision.com



**\$415,000**

5531 Rue Garnier, Le Plateau-Mont-Royal (Montréal), H2J 4E2 (laurier)

**MLS® No.** 8248898 (Sold)

**Seller's Declaration**

No

|                               |                    |                               |                              |
|-------------------------------|--------------------|-------------------------------|------------------------------|
| <b>Property Type</b>          | Apartment (Div.)   | <b>Possession</b>             | 30 days PP/PR Accepted       |
| <b>Style</b>                  | Two or more storey | <b>Deed of Sale Signature</b> | 30 days PP/PR Accepted       |
| <b>Floor</b>                  |                    | <b>Lot Eval.</b>              | \$38,000 (2009)              |
| <b>Building Type</b>          | Attached           | <b>Building Eval.</b>         | \$268,000 (2009)             |
| <b>Year Built</b>             | 2000               | <b>Mun. Taxes</b>             | \$3,205 (2009)               |
| <b>Living Area</b>            | 1,400.00 sqft      | <b>School Taxes</b>           | \$720 (2009)                 |
| <b>Lot Area</b>               |                    | <b>Condominium Fees</b>       | \$ 1,010 (\$ 85/month)       |
| <b>Expected Delivery Date</b> |                    | <b>Date of Sale</b>           | 2009-11-17                   |
| <b>Cert. of Location</b>      | No                 | <b>Selling Broker</b>         |                              |
| <b>Body of Water</b>          |                    |                               | GROUPE SUTTON IMMOBILIA INC. |



|              |   |                 |     |                                   |                       |
|--------------|---|-----------------|-----|-----------------------------------|-----------------------|
| <b>Rooms</b> | 8 | <b>Bedrooms</b> | 3+0 | <b>Bathrooms and Powder Rooms</b> | 1+0                   |
| <b>Level</b> |   | <b>Room</b>     |     | <b>Size</b>                       | <b>Floor Covering</b> |
| 3            |   | Master bedroom  |     | 13.5 X 11.3 ft                    | Wood                  |
| 3            |   | Bedroom         |     | 10.8 X 11.10 ft                   | Wood                  |
| 3            |   | Bathroom        |     | 9.1 X 9.1 ft                      | Ceramic               |
| 3            |   | Kitchen         |     | 10.9 X 8.6 ft                     | Ceramic               |
| 3            |   | Dining room     |     | 19.9 X 25.1 ft                    | Wood                  |
| 3            |   | Living room     |     | 25.1 X 25.1 ft                    | Wood                  |
| 4            |   | Mezzanine       |     | 25.1 X 11.9 ft                    | Wood                  |
| 4            |   | Laundry room    |     | 5 X 5.1 ft                        | Ceramic               |



#### Inclusions

lave-vaisselle, stores, rideaux, fixtures, climatiseur central, système d'alarme, aspirateur central

#### Exclusions



|                         |                        |                        |     |                     |  |
|-------------------------|------------------------|------------------------|-----|---------------------|--|
| <b>Sewage System</b>    | Municipality           | <b>Heating System</b>  |     | <b>Equip./Serv.</b> | Central air conditioning, Alarm system (connected) |
| <b>Water Supply</b>     | Municipality           |                        |     |                     |  |
| <b>Pool</b>             |                        | <b>Water (access)</b>  |     |                     |  |
| <b>Cadastre Parking</b> | Driveway - 1 (2240490) |                        |     |                     |  |
| <b>Parking</b>          | Driveway (1)           | <b>Fireplace-Stove</b> | Yes | <b>Renovations</b>  |  |

Spacieux condo sur deux niveaux hyper ensoleillé. Grand espace ouvert salon et salle à manger avec plafond cathédrale agrémenté d'un foyer. 2 terrasses dont une sur le toit de 240PC attenante à la mezzanine. Emplacement de choix, à deux pas des boutiques, restos, parcs, métro...la vie quartier à son meilleur!

La présente ne constitue pas une offre ou une promesse de vente pouvant lier le vendeur à l'acheteur, mais une invitation à soumettre des promesses d'achat.

Source: GROUPE SUTTON IMMOBILIA INC., Chartered real estate broker

Prepared by Anatoli Igolkin, Affiliated real estate agent on 2010-01-06 at 6:30 pm



**Anatoli Igolkin**, Affiliated real estate agent

**CENTURY 21 VISION**

Chartered real estate broker

5517, AVENUE MONKLAND

MONTREAL (QC) H4A 1C8

514-378-0333 / 514-481-2126

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http://www.century21vision.com



**\$447,000**

4841 Rue Hutchison, apt. 1, Le Plateau-Mont-Royal (Montréal), H2V 4A4 (Villeneuve)

**MLS® No.** 8256793 (Sold)

**Seller's Declaration**

Yes

|                               |                  |                               |                         |
|-------------------------------|------------------|-------------------------------|-------------------------|
| <b>Property Type</b>          | Apartment (Div.) | <b>Possession</b>             | 2010-01-31              |
| <b>Style</b>                  | One storey       | <b>Deed of Sale Signature</b> | 2010-01-28              |
| <b>Floor</b>                  | GF               | <b>Lot Eval.</b>              | \$62,800 (2007)         |
| <b>Building Type</b>          | Attached         | <b>Building Eval.</b>         | \$341,800 (2007)        |
| <b>Year Built</b>             | 1908             | <b>Mun. Taxes</b>             | \$4,196 (2009)          |
| <b>Living Area</b>            | 1,632.70 sqft    | <b>School Taxes</b>           | \$965 (2009)            |
| <b>Lot Area</b>               |                  | <b>Condominium Fees</b>       | \$ 1,512 (\$ 126/month) |
| <b>Expected Delivery Date</b> |                  | <b>Date of Sale</b>           | 2009-12-18              |
| <b>Cert. of Location</b>      | Yes (2008)       | <b>Selling Broker</b>         | RE/MAX ALLIANCE INC     |
| <b>Body of Water</b>          |                  |                               |                         |



|              |   |                 |     |                                   |                       |
|--------------|---|-----------------|-----|-----------------------------------|-----------------------|
| <b>Rooms</b> | 8 | <b>Bedrooms</b> | 2+1 | <b>Bathrooms and Powder Rooms</b> | 2+0                   |
| <b>Level</b> |   | <b>Room</b>     |     | <b>Size</b>                       | <b>Floor Covering</b> |
| GF           |   | Kitchen         |     | 6.9 X 11.2 ft                     | Ceramic               |
| GF           |   | Dining room     |     | 10.3 X 14.3 ft                    | Wood                  |
| GF           |   | Living room     |     | 9.7 X 22.5 ft irr                 | Wood                  |
| GF           |   | Master bedroom  |     | 9.6 X 24.1 ft                     | Wood                  |
| GF           |   | Bedroom         |     | 7.7 X 8.9 ft                      | Wood                  |
| GF           |   | Bathroom        |     | 5.7 X 6.5 ft                      | Ceramic               |
| BA1          |   | Family room     |     | 20.1 X 17.2 ft irr                | Slate                 |
| BA1          |   | Bedroom         |     | 12.6 X 11.8 ft                    | Wood                  |
| BA1          |   | Bathroom        |     | 5.9 X 7.3 ft                      | Slate                 |



#### Inclusions

Cuisinière, lave-vaisselle, réfrigérateur, laveuse/sécheuse, stores, armoire (garde-robe) de la ccp.

#### Exclusions

luminaire de la salle à manger.



|                         |              |                        |                      |                     |          |
|-------------------------|--------------|------------------------|----------------------|---------------------|----------|
| <b>Sewage System</b>    | Municipality | <b>Heating System</b>  | Convection           | <b>Equip./Serv.</b> | Intercom |
| <b>Water Supply</b>     | Municipality |                        | baseboards, Electric |                     |          |
| <b>Pool</b>             |              | <b>Water (access)</b>  |                      |                     |          |
| <b>Cadastre Parking</b> |              | <b>Fireplace-Stove</b> | Yes                  | <b>Renovations</b>  |          |
| <b>Parking</b>          | Driveway (1) |                        |                      |                     |          |

Le Clos St-Louis: Superb ground floor level located steps away from boutiques and restaurants of Laurier Ave, Mount-Royal and in close proximity of Outremont Schools. Big living room with brick wall, three bedrooms, two bathrooms, high ceilings, magnificent basement with stone walls and independant entrance, terrace and parking space.

Renovations: 2009 new windows (pella), 2008 new hard wood floors (red oak), 2007 new hot water tank, brand new bathrooms, 2004 completely renovated bathroom.

Description: Large living room with decorative fire place, brick wall, built-in library with access to basement, two bedrooms with one double room, bathroom with built in lights, dinning room, kitchen with wooden cabinets and access to terrace.

In basement, large family room with spiral solid wood staircase, stone wall, slate floor, double closet, storage space and access to outside (alley level), washer/dryer space, bathroom with glass shower and stone wall, very good size third bedroom.

All the inside doors are in solid wood.

Also included: large private terrace, storage space and outside parking space.

The condo fees: 126.21\$/month includes: building insurance, maintenance and electricity of common areas, maintenance fees, contingency fund.

Source: RE/MAX DU CARTIER G.B., Chartered real estate broker

Prepared by Anatoli Igolkin, Affiliated real estate agent on 2010-01-06 at 6:30 pm





**Anatoli Igolkin**, Affiliated real estate agent

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Chartered real estate broker

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**\$192,500**

270 Av. du Mont-Royal E., apt. 4, Le Plateau-Mont-Royal (Montréal), H2T 1P5 (Henri-Julien)

**MLS® No.**

8246221 (Sold)

**Seller's Declaration**

Yes

|                               |                  |                               |                        |
|-------------------------------|------------------|-------------------------------|------------------------|
| <b>Property Type</b>          | Apartment (Div.) | <b>Possession</b>             | 30 days PP/PR Accepted |
| <b>Style</b>                  | One storey       | <b>Deed of Sale Signature</b> | 30 days PP/PR Accepted |
| <b>Floor</b>                  | 3                | <b>Lot Eval.</b>              | \$36,900 (2009)        |
| <b>Building Type</b>          | Attached         | <b>Building Eval.</b>         | \$137,500 (2009)       |
| <b>Year Built</b>             | 1984             | <b>Mun. Taxes</b>             | \$1,755 (2009)         |
| <b>Living Area</b>            |                  | <b>School Taxes</b>           | \$404 (2009)           |
| <b>Lot Area</b>               |                  | <b>Condominium Fees</b>       | \$ 840 (\$ 70/month)   |
| <b>Expected Delivery Date</b> |                  | <b>Date of Sale</b>           | 2009-12-02             |
| <b>Cert. of Location</b>      | No               | <b>Selling Broker</b>         | ABBEY & OLIVIER        |
| <b>Body of Water</b>          |                  |                               |                        |



|              |   |                 |     |                                   |                       |
|--------------|---|-----------------|-----|-----------------------------------|-----------------------|
| <b>Rooms</b> | 4 | <b>Bedrooms</b> | 2+0 | <b>Bathrooms and Powder Rooms</b> | 1+0                   |
| <b>Level</b> |   | <b>Room</b>     |     | <b>Size</b>                       | <b>Floor Covering</b> |
| 3            |   | Living room     |     | 11 X 20.6 ft                      | Wood                  |
| 3            |   | Bedroom         |     | 9.4 X 8.10 ft                     | Wood                  |
| 3            |   | Master bedroom  |     | 10.8 X 15 ft                      | Wood                  |
| 3            |   | Kitchen         |     | 7.9 X 7.10 ft                     | Linoleum              |
| 3            |   | Bathroom        |     | 11.8 X 5 ft                       | Tiles                 |



#### Inclusions

#### Exclusions

Certificate of location.



|                         |              |                        |                          |                     |
|-------------------------|--------------|------------------------|--------------------------|---------------------|
| <b>Sewage System</b>    | Municipality | <b>Heating System</b>  | Electric baseboard units | <b>Equip./Serv.</b> |
| <b>Water Supply</b>     | Municipality |                        |                          |                     |
| <b>Pool</b>             |              | <b>Water (access)</b>  |                          |                     |
| <b>Cadastre Parking</b> |              | <b>Fireplace-Stove</b> | Yes                      | <b>Renovations</b>  |
| <b>Parking</b>          |              |                        |                          |                     |

\*Repossession\* Well located two bedroom condo. Walking distance to shops, restaurants, public transportation. The kitchen needs to be renovated. The property is sold without legal warranty at the risk and peril of the buyer.

Source: ABBEY & OLIVIER, Chartered real estate broker

Prepared by Anatoli Igolkin, Affiliated real estate agent on 2010-01-06 at 6:30 pm



**Anatoli Igolkin**, Affiliated real estate agent

**CENTURY 21 VISION**

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**\$214,500**

21 Rue Sherbrooke E., apt. 103, Le Plateau-Mont-Royal (Montréal), H2X 3V8 (St-Laurent)

**MLS® No.** 8174142 (Sold)

**Seller's Declaration**

No

|                               |                    |                               |                         |
|-------------------------------|--------------------|-------------------------------|-------------------------|
| <b>Property Type</b>          | Apartment (Div.)   | <b>Possession</b>             | According to the leases |
| <b>Style</b>                  | Two or more storey | <b>Deed of Sale Signature</b> | 1 days PP/PR Accepted   |
| <b>Floor</b>                  | GF                 | <b>Lot Eval.</b>              | \$26,300 (2007)         |
| <b>Building Type</b>          | Attached           | <b>Building Eval.</b>         | \$104,100 (2007)        |
| <b>Year Built</b>             | 1985               | <b>Mun. Taxes</b>             | \$1,772 (2008)          |
| <b>Living Area</b>            |                    | <b>School Taxes</b>           | \$381 (2008)            |
| <b>Lot Area</b>               |                    | <b>Condominium Fees</b>       | \$ 1,620 (\$ 135/month) |
| <b>Expected Delivery Date</b> |                    | <b>Date of Sale</b>           | 2009-12-17              |
| <b>Cert. of Location</b>      | No                 | <b>Selling Broker</b>         |                         |
| <b>Body of Water</b>          |                    | GROUPE SUTTON IMMOBILIA INC.  |                         |



|              |   |                 |     |                                   |                       |
|--------------|---|-----------------|-----|-----------------------------------|-----------------------|
| <b>Rooms</b> | 4 | <b>Bedrooms</b> | 2+0 | <b>Bathrooms and Powder Rooms</b> | 1+0                   |
| <b>Level</b> |   | <b>Room</b>     |     | <b>Size</b>                       | <b>Floor Covering</b> |
| GF           |   | Master bedroom  |     | 1 X 1 m                           | Carpet                |
| GF           |   | Bedroom         |     | 1 X 1 m                           | Carpet                |
| GF           |   | Kitchen         |     | 1 X 1 m                           | Tiles                 |
| GF           |   | Living room     |     | 1 X 1 m                           | Ceramic               |



#### Inclusions

All appliances including washer and dryer

#### Exclusions



|                         |              |                        |                          |                     |
|-------------------------|--------------|------------------------|--------------------------|---------------------|
| <b>Sewage System</b>    | Municipality | <b>Heating System</b>  | Electric baseboard units | <b>Equip./Serv.</b> |
| <b>Water Supply</b>     | Municipality | <b>Water (access)</b>  |                          |                     |
| <b>Pool</b>             |              | <b>Fireplace-Stove</b> | No                       | <b>Renovations</b>  |
| <b>Cadastre Parking</b> |              |                        |                          |                     |
| <b>Parking</b>          |              |                        |                          |                     |

Stunning Condo in the heart of the city corner St-Laurent and Sherbrooke. Walking distance to all the restaurants, boutiques, public transportation and near University of McGill and UQAM. MUST SEE!!!

Source: GROUPE IMMOBILIER LONDONO INC., Chartered real estate broker

Prepared by Anatoli Igolkin, Affiliated real estate agent on 2010-01-06 at 6:30 pm



**Anatoli Igolkin**, Affiliated real estate agent

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Chartered real estate broker

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**\$430,000**

333 Rue Sherbrooke E., apt. 805, Le Plateau-Mont-Royal (Montréal), H2X 4E3 (St Denis)

**MLS® No.** 8164375 (Sold)

**Seller's Declaration**

Yes

|                               |                  |                               |                         |
|-------------------------------|------------------|-------------------------------|-------------------------|
| <b>Property Type</b>          | Apartment (Div.) | <b>Possession</b>             | 30 days PP/PR Accepted  |
| <b>Style</b>                  | One storey       | <b>Deed of Sale Signature</b> | 30 days PP/PR Accepted  |
| <b>Floor</b>                  | 8                | <b>Lot Eval.</b>              |                         |
| <b>Building Type</b>          | Attached         | <b>Building Eval.</b>         |                         |
| <b>Year Built</b>             | 2007             | <b>Mun. Taxes</b>             | \$4,196 (2009)          |
| <b>Living Area</b>            | 968.00 sqft      | <b>School Taxes</b>           | \$987 (2009)            |
| <b>Lot Area</b>               |                  | <b>Condominium Fees</b>       | \$ 3,948 (\$ 329/month) |
| <b>Expected Delivery Date</b> |                  | <b>Date of Sale</b>           | 2009-12-30              |
| <b>Cert. of Location</b>      | No               | <b>Selling Broker</b>         | ROYAL LEPAGE DYNASTIE   |
| <b>Body of Water</b>          |                  |                               |                         |



**Rooms** 4    **Bedrooms** 1+0    **Bathrooms and Powder Rooms** 1+0



#### Inclusions

All appliances: stove, refrigerator, dishwasher, washer & dryer. One parking space #29, and one storage locker.

#### Exclusions

Furnishings : although this can be negotiated in an offer to purchase.



|                         |              |                        |                          |                     |
|-------------------------|--------------|------------------------|--------------------------|---------------------|
| <b>Sewage System</b>    | Municipality | <b>Heating System</b>  | Electric baseboard units | <b>Equip./Serv.</b> |
| <b>Water Supply</b>     | Municipality |                        |                          |                     |
| <b>Pool</b>             | Common spa   | <b>Water (access)</b>  |                          |                     |
| <b>Cadastre Parking</b> |              | <b>Fireplace-Stove</b> | No                       | <b>Renovations</b>  |
| <b>Parking</b>          | Garage (1)   |                        |                          |                     |

Beautifully situated - the 333 Sherbrooke development is right on the edge of the downtown core yet also at the south end of the trendy Plateau district. Everything you could ask for is all around you including the charm of St Denis street, Park Lafontaine as well as having the metro station "Sherbrooke" at the very corner.

Beautifully situated - the 333 Sherbrooke development is right on the edge of the downtown core yet also at the south end of the trendy Plateau district. Everything you could ask for is all around you including the charm of St Denis street, Park Lafontaine as well as having the metro station "Sherbrooke" at the very corner.

This luxury condo offers northern exposure with floor to ceiling windows giving onto views of the gardens of 333 complex and even Mount Royal itself.

Top quality appointments in kitchen and bathroom fixtures, as well as exotic Jacoba wood floors throughout.

On the 10th floor just above, you have a roof pool and terraces with spectacular views of the city ....plus an adjacent gym facility.

The 333 complex has a 24 hour security-doorman - truly luxury living at its best.

Source: GROUPE SUTTON CENTRE OUEST INC, Chartered real estate broker

Prepared by Anatoli Igolkin, Affiliated real estate agent on 2010-01-06 at 6:30 pm



**Anatoli Igolkin**, Affiliated real estate agent

**CENTURY 21 VISION**

Chartered real estate broker

5517, AVENUE MONKLAND

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**\$210,000**

3621 Rue University, apt. 11, Le Plateau-Mont-Royal (Montréal), H3A 2B3 (Prince -Arthur)

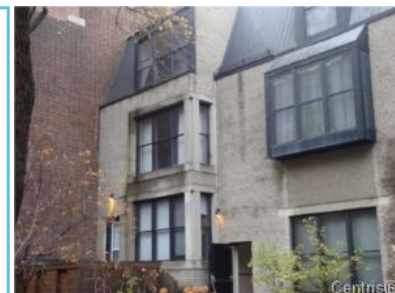
**MLS® No.**

8251327 (Sold)

**Seller's Declaration**

No

|                               |                  |                               |                         |
|-------------------------------|------------------|-------------------------------|-------------------------|
| <b>Property Type</b>          | Apartment (Div.) | <b>Possession</b>             | 2010-02-01              |
| <b>Style</b>                  | One storey       | <b>Deed of Sale Signature</b> | 30 days PP/PR Accepted  |
| <b>Floor</b>                  | 3                | <b>Lot Eval.</b>              | \$93,500 (2009)         |
| <b>Building Type</b>          | Attached         | <b>Building Eval.</b>         | \$210,100 (2009)        |
| <b>Year Built</b>             | 1973             | <b>Mun. Taxes</b>             | \$2,982 (2009)          |
| <b>Living Area</b>            | 1,104.00 sqft    | <b>School Taxes</b>           | \$686 (2009)            |
| <b>Lot Area</b>               |                  | <b>Condominium Fees</b>       | \$ 8,904 (\$ 742/month) |
| <b>Expected Delivery Date</b> |                  | <b>Date of Sale</b>           | 2009-11-30              |
| <b>Cert. of Location</b>      | Yes (2002)       | <b>Selling Broker</b>         | CENTURY 21 ACCES        |
| <b>Body of Water</b>          |                  |                               |                         |



|              |   |                 |     |                                   |                       |
|--------------|---|-----------------|-----|-----------------------------------|-----------------------|
| <b>Rooms</b> | 6 | <b>Bedrooms</b> | 2+0 | <b>Bathrooms and Powder Rooms</b> | 1+1                   |
| <b>Level</b> |   | <b>Room</b>     |     | <b>Size</b>                       | <b>Floor Covering</b> |
| 3            |   | Living room     |     | 15 X 21 ft                        | Parquetry             |
| 3            |   | Dining room     |     | 14 X 15 ft                        | Parquetry             |
| 3            |   | Kitchen         |     | 8 X 8 ft                          | Ceramic               |
| 3            |   | Master bedroom  |     | 14 X 13 ft                        | Parquetry             |
| 3            |   | Bedroom         |     | 10 X 14 ft                        | Parquetry             |
| 3            |   | Bathroom        |     | 7 X 7 ft                          | Ceramic               |



**Inclusions**

**Exclusions**



|                         |              |                        |                          |                     |
|-------------------------|--------------|------------------------|--------------------------|---------------------|
| <b>Sewage System</b>    | Municipality | <b>Heating System</b>  | Electric baseboard units | <b>Equip./Serv.</b> |
| <b>Water Supply</b>     | Municipality |                        |                          |                     |
| <b>Pool</b>             |              | <b>Water (access)</b>  |                          |                     |
| <b>Cadastre Parking</b> |              | <b>Fireplace-Stove</b> | Yes                      | <b>Renovations</b>  |
| <b>Parking</b>          | Garage (1)   |                        |                          |                     |

STUNNING LOCATION, steps from the hearth of McGill, hospitals, mountain, downtown. Spacious, bright 2 bedrooms condo, open space concept with fireplace, wood beam ceilings and garage. Priced below city eval. The condo fees are 742\$/month and include electricity, heating, insurance, etc. Current emphyteutic long-term lease with McGill expiry is march 2039

Condo fees are 742\$/month and include:

- Electricity
- Heating/ac
- Building insurance
- Rainy day fund
- Maintenance of common areas
- Rent to McGill (emphyteutic long term lease until march 2039)
- Garage

Source: RE/MAX EXCELLENCE INC, Chartered real estate broker

Prepared by Anatoli Igolkin, Affiliated real estate agent on 2010-01-06 at 6:30 pm