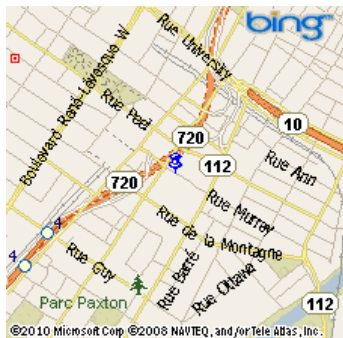




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MLS® No. 8371762 (Active)



\$369,000

650 Rue Jean-D'Estrées, apt. 1209
Ville-Marie (Montréal)
H3C 0G3

Region Montréal
Neighbourhood Central
Near St Jacques
Body of Water

Property Type	Apartment	Year Built	2007
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Decl. of Condominium on File	
Building Type	Attached	Special Contribution	
Floor	12th floor	Meeting Minutes	
Total Number of Floors	21	Financial Statements	
Total Number of Units	198	Building Rules	
Building Size		Repossession	No
Net Living Area	807.00 sqft	Trade possible	
Ground Area		Cert. of Loc. (divided part)	Yes (2007)
Lot Size		File Number	
Lot Area		Possession Date	2010-09-01
Québec Cadastre	3638228,3696027,3696135	Deed of Sale Signature	2010-09-01
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2010	Municipal	\$2,909 (2010)	Condo Fees (\$253/month)	\$3,036
Lot	\$23,700	School	\$650 (2010)	Common Exp.	
Building	\$247,900	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$271,600	Total	\$3,559	Total	\$3,036

Room(s) and Outdoor Feature(s)

No. of Rooms	4	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
12	Living room	13.11 X 11.10 ft	Wood		
12	Dining room	11.8 X 12 ft	Wood		
12	Master bedroom	11 X 11.10 ft	Wood		
12	Bedroom	9.11 X 9.7 ft	Wood		
12	Bathroom	9.9 X 8.6 ft	Ceramic		
12	Kitchen	8.9 X 8 ft	Ceramic		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding	Brick	Pool	Heated, Indoor
Windows	PVC	Cadastre - Parking	
Window Type		Parking	Garage (1)
Energy/Heating	Electricity	Driveway	
Heating System	Electric baseboard units	Garage	Built-in, Heated
Basement		Carport	
Bathroom	Ensuite bathroom	Lot	Landscaped
Washer/Dryer (installation)		Topography	
Fireplace-Stove		Distinctive Features	
Kitchen Cabinets		Water (access)	
Equipment/Services		View	Panoramic
Building's Distinctive Features		Proximity	Highway, Hospital, Metro, Public transportation, University
Energy efficiency			

Inclusions

Stove,fridge,micro-wave,dish washer,washer drier,A/C,light fixtures,curtains and rods!

Exclusions

MLS® Remarks

Oassis in downtown Montreal!Jardins Windsor!5' walking distance to Bonaventure Metro,Lucien L'allier Metro,Windsor station;10' to Place Ville Marie,Concordia U etc.12th floor facing southwest with a lot of sunshine,corner unit with excellent vue.All wood floor,granite counter,well maintained;gym,sauna,jaccuzi,interieur garden,pool,locker,parking

Seller's Declaration

No

This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises.



Frontage



Pool