

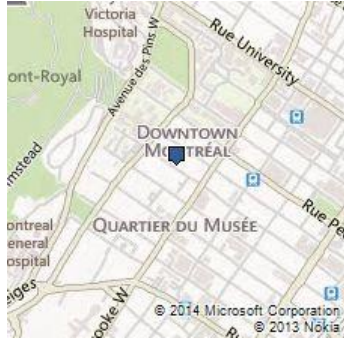


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**Centris® No. 15696046 (Active)**



**\$429,000**

**3445 Rue Drummond, apt. 402**  
**Ville-Marie (Montréal)**  
**H3G 1X9**

**Region** Montréal  
**Neighbourhood** Central West  
**Near**  
**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	1958
<b>Style</b>	One storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Divided	<b>Specifications</b>	
<b>Year of Conversion</b>		<b>Declaration of co-ownership Issued</b>	Yes (1975)
<b>Building Type</b>	Detached	<b>Special Contribution</b>	
<b>Floor</b>	4th floor	<b>Meeting Minutes</b>	
<b>Total Number of Floors</b>	13	<b>Financial Statements</b>	
<b>Total Number of Units</b>	87	<b>Building Rules</b>	Yes
<b>Private Portion Size</b>		<b>Repossession</b>	
<b>Plan Priv. Portion Area</b>	931.00 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc. (divided part)</b>	Yes (2010)
<b>Lot Size</b>		<b>File Number</b>	98405 1957 22 0010 211 0000
<b>Lot Area</b>		<b>Occupancy</b>	60 days PP/PR Accepted
<b>Cadastre of Private Portion</b>	1 338 759	<b>Deed of Sale Signature</b>	60 days PP/PR Accepted
<b>Cadastre of Common Portions</b>	1 514 430, 2 744 894		
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2013	<b>Municipal</b>	\$2,269 (2013)	<b>Condo Fees</b> (\$369/month)	\$4,428
<b>Lot</b>	\$36,400	<b>School</b>	\$249 (2013)	<b>Common Exp.</b> (\$0/month)	\$0
				Heating and hot water are included in the condo fees.	
<b>Building</b>	\$250,700	<b>Infrastructure Water</b>		<b>Electricity</b>	\$471
				<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$287,100	<b>Total</b>	\$2,518	<b>Total</b>	\$4,899

Room(s) and Additional Space(s)					
No. of Rooms	8	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
4	Hall	18.1 X 5.5 ft	Ceramic		
4	Living room	11.6 X 14 ft	Wood		
4	Dining room	11.6 X 9.8 ft	Wood		

4	Master bedroom	13.8 X 10.10 ft irr	Wood	
4	Bedroom	11.5 X 10.2 ft	Wood	
4	Kitchen	9.6 X 8.6 ft	Ceramic	
4	Powder room	3.11 X 3.8 ft	Ceramic	
4	Bathroom	7.4 X 4.11 ft	Ceramic	whirlpool
<b>Additional Space</b>	<b>Size</b>	<b>Cadastre/Unit number</b>	<b>Description of Rights</b>	
Balcony	16.6 X 4.10 ft			

## Features

**Sewage System**  
**Water Supply**

Municipality  
Municipality

**Rented Equip. (monthly)**  
**Renovations**

Heating - 2012, Kitchen - 2012,  
Electricity - 2012, Fenestration -  
2012, Floor - 2012, Plumbing -  
2012, Bathroom - 2012  
Indoor

**Siding**  
**Windows**  
**Window Type**  
**Energy/Heating**  
**Heating System**  
**Basement**

**Pool**  
**Cadastre - Parking**  
**Parking**  
**Driveway**  
**Garage**  
**Carport**

**Bathroom**  
**Washer/Dryer (installation)**  
**Fireplace-Stove**  
**Kitchen Cabinets**  
**Equipment/Services**

Jacuzzi bathtub  
  
Mobility impaired accessible,  
Elevator(s), Wall-mounted air  
conditioning, Fire detector  
(connected), Intercom, Sauna

**Lot**  
**Topograpy**  
**Distinctive Features**  
**Water (access)**  
**View**

**Building's Distinctive Features**

**Proximity**  
CEGEP, High school, Hospital,  
Metro, Park, Public transportation,  
University

**Energy efficiency**

**Roofing**

## Inclusions

Stove / fridge / dishwasher / washer / dryer, hood, all of 2012, in inox, fixtures, two IKEA wardrobes, wall air conditioner 2012.

## Exclusions

## Broker - Remarks

Luxury apartment with 2 bedrooms, completely renovated in 2012, located in the heart of downtown. Interior trendy by its choice of materials and colors. Terrace rooftop with stunning views of Montreal, elevators, indoor parking, gym, indoor pool, 24-hour doorman for more amenities.

## Addendum

Location, location, location: near McGill University, Le musée des beaux-arts de Montréal, Metro station Peel, Parc du Mont-Royal, etc.

The unit is completely renovated:

- Termopompe 2012
- New Kitchen 2012
- All appliances 2012 of Stainless Steel
- Windows 2012
- Washer-dryer 2012 in unit.
- Flooring 2012
- Ceiling with recessed lighting 2012.
- Plumbing-2012
- Extra toilet in 2012
- Whirlpool 2012

The condo fee of \$ 369 includes:

- the hot-water

-heating  
-insurance  
-24h doorman

Good investment for rental or live there!

**Seller's Declaration**

Yes SD-62559

The deeds are in the seller's possession since 2010

**Source**

GROUPE SUTTON-ACTUEL INC., Real Estate Agency

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



Frontage



Hall



Hall



Hall



Living room



Living room



Dining room



Kitchen





Kitchen



Powder room



Bathroom



Bathroom



Master bedroom



Bedroom



Pool



Exercise room



**Other**



**Exterior**



**Patio**