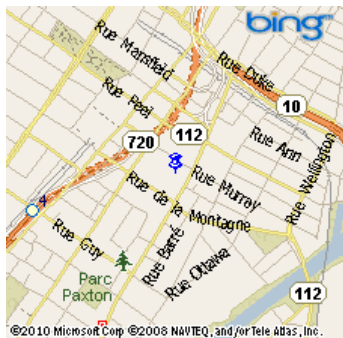




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**MLS® No. 8388571 (Active)**



**\$239,000**

**1225 Rue Notre-Dame O., apt. 822**  
**Ville-Marie (Montréal)**  
**H3C 6S3**

**Region** Montréal  
**Neighbourhood** Central  
**Near** De La Montagne  
**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	2004
<b>Style</b>	One storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Divided	<b>Specifications</b>	
<b>Year of Conversion</b>		<b>Decl. of Condominium on File</b>	
<b>Building Type</b>	Attached	<b>Special Contribution</b>	
<b>Floor</b>	8th floor	<b>Meeting Minutes</b>	
<b>Total Number of Floors</b>	8	<b>Financial Statements</b>	
<b>Total Number of Units</b>		<b>Building Rules</b>	
<b>Building Size</b>		<b>Repossession</b>	No
<b>Net Living Area</b>	524.00 sqft	<b>Trade possible</b>	
<b>Ground Area</b>		<b>Cert. of Loc. (divided part)</b>	Yes (2004)
<b>Lot Size</b>		<b>File Number</b>	
<b>Lot Area</b>		<b>Possession Date</b>	30 days PP/PR Accepted
<b>Québec Cadastre</b>	3192594,3282436,3282737	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2010	<b>Municipal</b>	\$1,732 (2010)	<b>Condo Fees (\$208/month)</b>	\$2,496
<b>Lot</b>		<b>School</b>	\$386 (2010)	<b>Common Exp.</b>	
<b>Building</b>		<b>Infrastructure</b>		<b>Electricity</b>	
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$161,700	<b>Total</b>	\$2,118	<b>Total</b>	\$2,496

<b>Room(s) and Outdoor Feature(s)</b>					
<b>No. of Rooms</b>	3	<b>No. of Bedrooms</b>	1+0	<b>No. of Bathrooms and Powder Rooms</b>	1+0
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
8	Living room	12.6 X 14.8 ft	Laminate floor		
8	Bedroom	12 X 10 ft	Laminate floor		
8	Dining room	9 X 9 ft	Laminate floor		
8	Bathroom	5 X 5 ft	Ceramic		
8	Kitchen	8 X 9 ft	Ceramic		

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Siding</b>	Brick, Concrete	<b>Pool</b>	
<b>Windows</b>	PVC	<b>Cadastre - Parking</b>	
<b>Window Type</b>		<b>Parking</b>	Garage (1)
<b>Energy/Heating</b>	Electricity	<b>Driveway</b>	
<b>Heating System</b>	Electric baseboard units	<b>Garage</b>	Built-in, Heated
<b>Basement</b>		<b>Carport</b>	
<b>Bathroom</b>		<b>Lot</b>	Landscaped
<b>Washer/Dryer (installation)</b>		<b>Topography</b>	Flat
<b>Fireplace-Stove</b>		<b>Distinctive Features</b>	
<b>Kitchen Cabinets</b>		<b>Water (access)</b>	
<b>Equipment/Services</b>	Elevator(s), Wall-mounted air conditioning	<b>View</b>	View of the city
<b>Building's Distinctive Features</b>		<b>Proximity</b>	Highway, Metro, Public transportation, University
<b>Energy efficiency</b>			

## Inclusions

stove,fridge,micro-wave,dish washer,washer and drier,A/C,curtains and rods,parking,light fixtures.

## Exclusions

## MLS® Remarks

Downtown Montreal,excellent location!Top floor with 9' ceiling and excellent view of city,facing garden;5' walk to Lucien L'allier Metro,Bell Centre,Windsor Station etc;1' to highway 720/10;grocery store,restaurant,Couche Tard etc are all downstairs;stainless appliances,no carpet,parking,interieur garden,fountain,gym,nice color,move in conditions!

## Seller's Declaration

No

## Source

ROYAL LEPAGE DU QUARTIER H.Y., 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.