

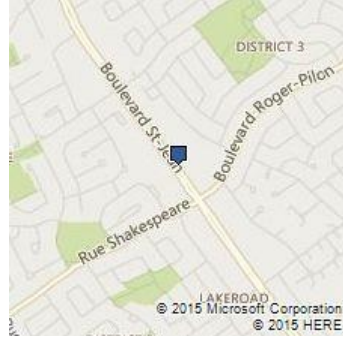


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Centris® No. 17965551 (Active)



\$335,000

4405 Boul. St-Jean, apt. 208
Dollard-Des Ormeaux
H9H 2A4

Region Montréal
Neighbourhood Central
Near Roger Pilon
Body of Water

Property Type	Apartment	Year Built	2011
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership	
Building Type	Detached	Special Contribution	
Floor	2nd floor	Meeting Minutes	
Total Number of Floors		Financial Statements	
Total Number of Units		Building Rules	
Private Portion Size		Repossession	
Plan Priv. Portion Area	1,123 sqft	Trade possible	
Building Area		Cert. of Loc. (divided part)	No
Lot Size		File Number	
Lot Area		Occupancy	30 days PP/PR Accepted
Cadastre of Private Portion	4790676	Deed of Sale Signature	30 days PP/PR Accepted
Cadastre of Common Portions	4790659-1, 4790659-2		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2015	Municipal	\$2,850 (2014)	Condo Fees (\$167/month)	\$2,004
Lot	\$34,200	School	\$525 (2016)	Common Exp.	
Building	\$239,100	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$273,300	Total	\$3,375	Total	\$2,004

Room(s) and Additional Space(s)					
No. of Rooms	5	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
2	Living room	13 X 12.10 ft	Wood		
2	Dining room	14.7 X 12.10 ft	Wood		
2	Kitchen	8.10 X 10.4 ft	Ceramic		
2	Master bedroom	16.5 X 12 ft	Wood	Ensuite	

2	Bedroom	12 X 8.4 ft	Wood
Features			
Sewage System	Municipality		Rented Equip. (monthly)
Water Supply	Municipality		Renovations
Siding			Pool
Windows			Cadastre - Parking
Window Type			Parking
Energy/Heating	Electricity		Garage (1)
Heating System	Electric baseboard units		Driveway
Basement			Garage
Bathroom	Ensuite bathroom		Attached, Heated, Single width
Washer/Dryer (installation)	Bathroom (2nd level)		Carport
Fireplace-Stove			Lot
Kitchen Cabinets			Topograpy
Equipment/Services	Elevator(s), Central air conditioning, Electric garage door opener		Distinctive Features
Building's Distinctive Features			Water (access)
Energy efficiency			View
			Proximity
			Bicycle path, Elementary school, High school, Park, Public transportation
			Roofing
Inclusions			
Exclusions			
Broker - Remarks			
Westpark Gardens Concrete building with elevator, steps to all commodities. luxurious and elegant condo w/wood floors, 2 Bedrooms + 2 bathrooms. master with ensuite and walk-in closet, 9ft ceiling, wood kitchen w/granite counters, large balcony , A/C, pot lights, crown moulding, indoor garage, locker.			
Seller's Declaration		Yes SD-6856	
Source			
GROUPE SUTTON - EXPERT FD, 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



Kitchen



Living room



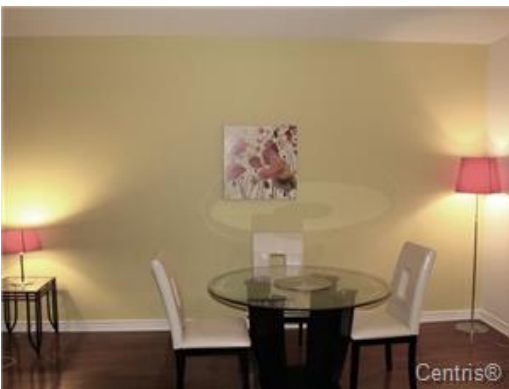
Dining room



Living room



Dining room



Dining room



Bedroom



Master bedroom



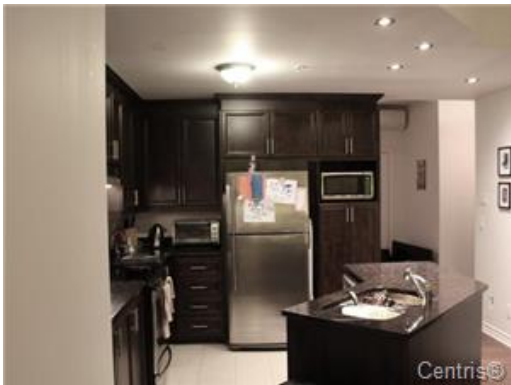
Bathroom



Bathroom



Dining room



Kitchen



Kitchen



Kitchen



Kitchen