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**Centris® No. 16358063 (Active)**



**\$499,000**

**\$2,250/month X 1 year(s)**

**5817 Rue St-Urbain**  
**Le Plateau-Mont-Royal (Montréal)**  
**H2T 2X4**

**Region** Montréal  
**Neighbourhood** Mile-End  
**Near** Rue Bernard  
**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	1915
<b>Style</b>	One storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Undivided <b>Share</b> 33%	<b>Specifications</b>	
<b>Year of Conversion</b>	2015	<b>Declaration of co-ownership</b>	
<b>Building Type</b>	Attached	<b>Special Contribution</b>	
<b>Floor</b>	2nd floor	<b>Meeting Minutes</b>	
<b>Total Number of Floors</b>	3	<b>Financial Statements</b>	
<b>Total Number of Units</b>	3	<b>Building Rules</b>	
<b>Building Size</b>		<b>Repossession</b>	
<b>Gross Share Area</b>	1,200 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc. (divided part)</b>	No
<b>Lot Size</b>		<b>File Number</b>	
<b>Lot Area</b>		<b>Occupancy</b>	15 days PP/PR Accepted
<b>Cadastre of Immovable</b>	1866880	<b>Deed of Sale Signature</b>	15 days PP/PR Accepted
<b>Cadastre of Common Portions</b>			
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2015	<b>Municipal</b>	\$1,723 (2014)	<b>Condo Fees (\$57/month)</b>	\$684
<b>Lot</b>	\$86,733	<b>School</b>	\$370 (2015)	<b>Common Exp.</b>	
<b>Building</b>	\$139,867	<b>Infrastructure</b>		<b>Electricity</b>	
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$226,600	<b>Total</b>	\$2,093	<b>Total</b>	\$684

<b>Room(s) and Additional Space(s)</b>					
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 16.5 ft	Wood	Open concept	
2	Dining room	13 X 11.7 ft	Wood	Open concept	
2	Kitchen	14.7 X 8.10 ft	Wood	Quartz countertop	
2	Master bedroom	16.6 X 10.2 ft	Wood	Ensuite	

2	Bedroom	13.6 X 9 ft	Wood	Ensuite / walk-in
<b>Additional Space</b>	<b>Size</b>	<b>Cadastre/Unit number</b>	<b>Description of Rights</b>	
Terrace	25 X 25 ft		Private portion	

### Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Siding</b>	Brick	<b>Pool</b>	
<b>Windows</b>	PVC	<b>Cadastre - Parking</b>	
<b>Window Type</b>	Guillotine	<b>Parking</b>	Garage (1)
<b>Energy/Heating</b>	Electricity	<b>Driveway</b>	
<b>Heating System</b>	Forced air	<b>Garage</b>	Attached, Heated, Single width
<b>Basement</b>		<b>Carport</b>	
<b>Bathroom</b>	Ensuite bathroom, Separate shower	<b>Lot</b>	
<b>Washer/Dryer (installation)</b>	Master bedroom (2nd level)	<b>Topography</b>	
<b>Fireplace-Stove</b>		<b>Distinctive Features</b>	
<b>Kitchen Cabinets</b>	Quartz counter	<b>Water (access)</b>	
<b>Equipment/Services</b>	Central heat pump	<b>View</b>	
<b>Building's Distinctive Features</b>		<b>Proximity</b>	Bicycle path, Elementary school, Hospital, Metro, Park, Public transportation
<b>Energy efficiency</b>		<b>Roofing</b>	Asphalt and gravel

### Inclusions

Light fixtures and heat pump.

### Exclusions

### Broker - Remarks

'Le 5817 Saint-Urbain' sophisticated Urban living set in the heart of Mile-End in the trendy Plateau. Apartment fully renovated. Modern & open concept 2 bedroom & 2 ensuite bathrooms. Kitchen with Quartz counters and Island. Large private terrace of approx 400sq.ft. Central heating and central air-conditioning. High ceiling of 9½ ft.

### Addendum

#### KITCHEN

- \*11 ½ foot kitchen
- \*White gloss-finish cabinets on top and brown-black wood finish on bottom
- \*1 ¼" white Quartz counters
- \*7 foot by 36" Island with built in dishwasher & sink and sitting area for 3
- \*Electrical plug on Island with USB charger
- \*Backsplash
- \*Under cabinet lighting
- \*Under Island lighting
- \*Stainless steel hood
- \*27" single under mount sink

#### ENSUITE BATHROOM & MASTER BEDROOM

- \* 66" wall-mounted vanity with double sink and Quartz counter
- \* Glass shower sliding door
- \* Mixed marble/stone/glass shower floor
- \* 12 x 24 porcelain floor tiles
- \* Tiles from floor to ceiling in shower
- \* Custom built mirror
- \* Pocket French door into bedroom
- \* Chrome-finish faucets
- \* Access from master bedroom to wooden terrace

- \* Solid wood doors for closet
- \* 10ft of closet space
- \* 9 foot ceilings in master bedroom
- \* Lights in closets

**2ND ENSUITE BATHROOM & BEDROOM**

- \* Bathtub
- \* Glass tub shield
- \* 30" wall-mounted vanity
- \* 12 x 24 porcelain wood-effect floor tiles
- \* Custom built mirror
- \* Toilet and towel accessories
- \* Pocket French door into bedroom
- \* Chrome-finish faucets
- \* Walk-in closet
- \* 9 foot ceilings in bedroom
- \* Light fixture

**LIVING ROOM & DINING ROOM**

- \* 9 ½ foot ceiling in living room & dining room

**APARTMENT**

- \*35 LED pot lights throughout on dimmers
- \*Central air-conditioning
- \*Central heating (heat pump forced air)
- \*Hardwood ¾" stained Canadian maple floors
- \*Wooden terrace accessible from master bedroom
- \*Exterior walls insulation
- \*Sound proofed floors and ceilings structure
- \*Sound proofed bathroom walls
- \*French doors with frosted glass
- \*Hot water tank (60 gallons)
- \*Walls, ceiling, doors & trims painted
- \*5" MDF baseboard mouldings
- \*3" MDF window mouldings
- \*Stackable washer/dryer connection
- \*Sink and vanity in laundry area

**Sale without legal warranty of quality, at the buyer's risk: Yes**

**Seller's Declaration**

Yes SD-54232

**Source**

GROUPE SUTTON - EXPERT FD, Real Estate Agency (Interest: Direct) (Interest: Indirect)

**Notice of disclosure**

Yes

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.



Kitchen



Veranda



Veranda



Veranda



Kitchen



Kitchen



Dining room



Kitchen



**Kitchen**



**Living room**



**Living room**



**Ensuite bathroom**



**Ensuite bathroom**



**Bedroom**



**Master bedroom**



**Ensuite bathroom**



**Ensuite bathroom**