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**Centris® No. 12738402 (Active)**



**\$2,100/month X 12 month(s)**

**2678 Rue Ste-Cunégonde, apt. 4**  
**Le Sud-Ouest (Montréal)**  
**H3J 2X4**

**Region** Montréal  
**Neighbourhood** Saint-Henri/Petite Bourgogne  
**Near** de Lévis  
**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	2001
<b>Style</b>	One storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Divided <b>Share</b> 12.52%	<b>Specifications</b>	
<b>Year of Conversion</b>		<b>Declaration of co-ownership</b>	
<b>Building Type</b>	Attached	<b>Issued</b>	Yes (2001)
<b>Floor</b>	2nd floor	<b>Published to RFQ</b>	Yes (2001-09-07)
<b>Total Number of Floors</b>	4	<b>Special Contribution</b>	
<b>Total Number of Units</b>	56	<b>Meeting Minutes</b>	
<b>Private Portion Size</b>		<b>Financial Statements</b>	
<b>Plan Priv. Portion Area</b>	1,211 sqft	<b>Building Rules</b>	Yes
<b>Building Area</b>		<b>Repossession</b>	
<b>Lot Size</b>		<b>Trade possible</b>	
<b>Lot Area</b>		<b>Cert. of Loc. (divided part)</b>	Yes (2001)
<b>Cadastre of Private Portion</b>	2508098	<b>File Number</b>	
<b>Cadastre of Common Portions</b>	2357146	<b>Occupancy</b>	According to the leases
<b>Zoning</b>	Residential	<b>Deed of Sale Signature</b>	

<b>Municipal Assessment</b>	<b>Taxes (annual)</b>	<b>Expenses/Energy (annual)</b>
<b>Year</b>	<b>Municipal</b>	<b>Condo Fees</b>
<b>Lot</b>	<b>School</b>	<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>	<b>Total</b>	<b>Total</b>

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	7	<b>No. of Bedrooms</b>	2+0	<b>No. of Bathrooms and Powder Rooms</b>	1+0
<b>Included in Lease</b>	Partially furnished				
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
2	Open-dining-living room	22 X 11.11 ft	Wood	Fireplace-Stove. gas fire place	
2	Office	10.6 X 10.7 ft	Wood		
2	Kitchen	8.10 X 6.8 ft	Ceramic		
2	Laundry room	5.7 X 7.1 ft	Wood		

2	Storage	5 X 5.2 ft	Ceramic
2	Master bedroom	13.11 X 10.2 ft	Wood
2	Bedroom	11.8 X 11.7 ft	Wood
2	Bathroom	8.9 X 8.11 ft	Ceramic
<b>Additional Space</b>	<b>Size</b>	<b>Cadastre/Unit number</b>	<b>Description of Rights</b>
front ext balcony		2357146	Common portion for restricted use
Ext rear balcony on garden		2357146	Common portion for restricted use
Garage		2357146	Common portion for restricted use

## Features

### Sewage System

### Water Supply

### Siding

### Windows

### Window Type

### Energy/Heating

Electricity

### Heating System

Electric baseboard units

### Basement

### Bathroom

Washer/Dryer (installation) inside condo (2nd level)

### Fireplace-Stove

Gas fireplace

### Kitchen Cabinets

### Equipment/Services

Elevator(s), Wall-mounted air conditioning, Sprinklers, Intercom, Electric garage door opener, Alarm system

### Building's Distinctive Features

### Rented Equip. (monthly)

### Renovations

### Pool

### Cadastre - Parking

Garage - 1

### Parking

Garage (1)

### Driveway

### Garage

### Carport

### Lot

### Topography

### Distinctive Features

### Water (access)

### View

### Proximity

Bicycle path, CEGEP, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation, University

### Energy efficiency

### Roofing

## Inclusions

Curtains in the living room and masterbedroom windows, poles in front and rear patio doors, 5 electros; refrigerator, dish-washer, stove, cloth washer/dryer.

## Exclusions

Electricity, heating, natural gas, cable TV, tel, internet, Alarm system if required, non-furnished, \$200 moving charge payable to condo association and \$200 moving out at the end of lease. Interior garage is optional at \$100 per month.

## Broker - Remarks

Close to Metro, steps from Atwater Market, right on the Canal Lachine, bike trail , enjoy a peaceful location and natural environment on historic park of Canal Lachine on historic park of Canal Lachine ,close proximity to downtown Bell Center, Old Montreal ,Interior garage at an additional \$100/month. Storage closet available in garage.

## Addendum

\*\*\*\*\* Please take note of the following restrictions\*\*\*\*\*

1- No domestic animal

2- occupation date: June 1 , 2016

## Seller's Declaration

No

## Source

VIA CAPITALE SIGNATURE, Real Estate Agency