

**LUC MARCHAND**

Affiliated real estate agent  
Tel. : (514) 281-5501

lucmarchand\_remax@yahoo.fr

**RE/MAX DU CARTIER INC.**

Chartered real estate broker  
SIEGE SOCIAL  
835, ST-JOSEPH EST  
MONTREAL, QC  
H2J 1K5

Off. : (514) 281-5501

Fax : (514) 281-2033

**Residential - detailed**

Listing **1192146** Status **Active** Asking Price **399 000 \$** Broker's decl. **No** Seller's decl. **BC: No**

Address  
**2055 PIE IX BL #118**  
**Centre-Est (Montréal), H1V 2C9**

[Map](#)

Area

Level  
**2**

Near (cross street)  
**ONTARIO**

Water heater  
**Ow.: 1 Rented: 0**

Tot.num.units

Occupancy  
**À DISCUT**

Co-ownership <b>Divided</b>	Property type <b>Apartment</b>
Building type <b>Attached</b>	Year built <b>2001</b>
Building size	Living area <b>2150 SF</b>
Lot size	Lot area

Features

- Water supply : Municipality
- Sewage system : Municipal sewer
- Siding : Brick
- Heating energy : Natural gas
- Heating system : Forced air
- Bathroom : Ensuite bathroom
- Equipment : Central air conditioning
- Driveway : Paved
- Parking : Exterior (2)

Room(s)	Bedroom(s)	Bathroom(s)	Pwd.room(s)
<b>6</b>	<b>1</b>	<b>2</b>	
<u>Description and room sizes</u>			
<b>2 HAL</b>	<b>11.1 X 10.4 F Irr</b>	<b>Ceramic</b>	<b>STORAGE</b>
<b>2 LVR</b>	<b>27.8 X 17 F Irr</b>	<b>Wood</b>	<b>DOUBLE LVR</b>
<b>2 DNR</b>	<b>20.9 X 17.2 F Irr</b>	<b>Wood</b>	
<b>2 KIT</b>	<b>11.8 X 10.9 F Irr</b>	<b>Ceramic</b>	
<b>2 OT</b>	<b>38 X 24 F Irr</b>	<b>TERRACE</b>	
<b>2 BTH</b>	<b>10.4 X 7.3 F Irr</b>	<b>Ceramic</b>	
<b>3 MBR</b>	<b>30.10 X 17.3 F Irr</b>	<b>Wood INCL.</b>	<b>DEN/BTH</b>
<b>3 OFF</b>	<b>21.3 X 11.1 F Irr</b>	<b>Wood</b>	
<b>3 BTH</b>	<b>17.5 X 7.5 F Irr</b>	<b>Ceramic</b>	

Assessm. Roll	Lot	Building	Total
	<b>59 500 \$</b>	<b>204 900 \$</b>	<b>264 400 \$</b>
		Assessment yr.: <b>2004</b>	
Taxes	Municipal	School	Taxes total
	<b>4 050 \$/2006</b>	<b>885 \$/2006</b>	<b>4 935 \$</b>

**AUTHENTIC LOFT OFFERING LARGE OPEN SPACES, VERY HIGH CEILINGS, SKYLIGHTS, APPARENT BRICK WALLS, KITCHEN AND BATHROOMS TO DREAM OF, ORIGINAL WOOD BEAMS AND COLUMNS, GENEROUS WINDOWS, STEEL STAIRCASE, MAGNIFICENT PRIVATE TERRACE WITH BBQ CORNER AND PERGOLA! MUST SEE!**

Nominal roll :  
Cadastral : **1878870, 2421043, 2421064**  
Water surf. :  
Cert. of loc. : **Yes/2000** Co-own.fees: **300 \$/2006**

Inclusions

**BUILT-IN BOOK SHELVES, REFRIGERATOR, COOK TOP, WALL OVEN, MICROWAVE, DISHWASHER, GARBURATOR, ALL LIGHTING FIXTURES, KITCHEN ISLAND.**

Definition of dwellings


No.rooms	No.bedrooms	Monthly rent	Expiration

Exclusions

**WASHER, DRYER, CLOSETS, BRACKETS AND TELEVISION SETS.**

Source : **GRUPE SUTTON CENTRE OUEST INC, Chartered real estate broker**

**Chambre immobilière du Grand Montréal**  
Greater Montreal Real Estate Board 

Service d'inscription multiples  
Multiple Listing Service 

Date : 2006-09-07  
Hour : 13:10  
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Area      Near (cross street)  
**ONTARIO**

Addendum

- TWO (2) EXTERIOR PARKING (NOS. 1 AND 4);
- ONE STORAGE AREA (NO. 9 LOCATED ON THE GROUND FLOOR);
- THE CONDO FEES ARE \$ 300.00 PER MONTH AND INCLUDE THE BUILDING INSURANCE AND THE MAINTENANT OF THE COMMON AREAS;
- THE COSTS FOR GAS ARE APPROXIMATELY \$ 152.00 PER MONTH (TO BE VERIFIED). NATURAL GAS FOR THE BBQ ON TERRACE;
- COST FOR ELECTRICAL CONSUMPTION FOR THE PERIOD OF DECEMBER 2004 TO DECEMBER 2005 = \$ 1,011.30\$;
- SEE THE 2000 CERTIFICATE OF LOCATION CONCERNING THE SERVITUDE(S);
- THE LIVING AREA INCLUDING THE MEZZANINE IS APPROXIMATIVE AND IS TO BE VERIFIED;

Owner(s)Source

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**Residential - photo album**

**2055 PIE IX BL #118  
Centre-Est (Montréal)**

Exterior



Dining room



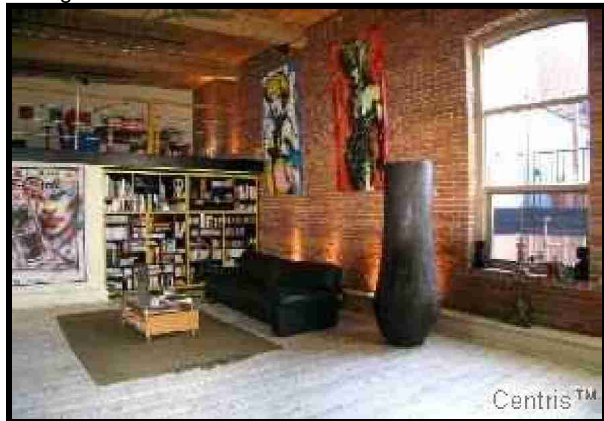
Dining room



Master bedroom



Living room



Kitchen



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**2055 PIE IX BL #118  
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Dinette



Kitchen



Dining room



Den



Living room



Bathroom



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**2055 PIE IX BL #118  
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Bathroom



Exterior



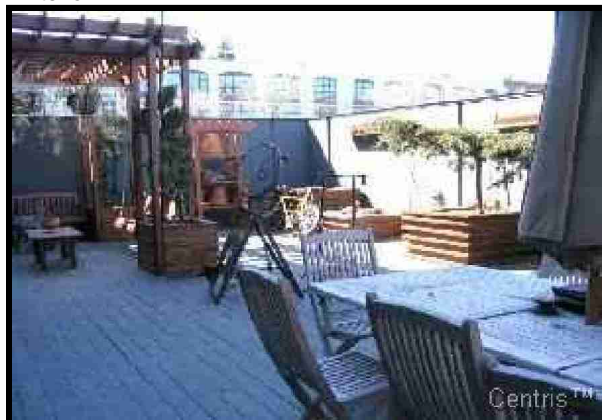
Exterior



Exterior



Exterior



Exterior



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**2055 PIE IX BL #118  
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Exterior



Exterior



Frontage



(1192146)