

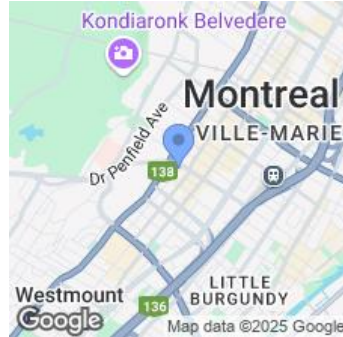


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Centris No. 17062435 (Active)



\$459,900

1625 Av. Lincoln, apt. 204
Montréal (Ville-Marie)
H3H 2T5

Region Montréal
Neighbourhood Central West
Near Guy
Body of Water

Property Type	Apartment	Year Built	1989
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	21	Financial Statements	
Total Number of Units	150	Building Rules	
Private Portion Size	40 X 25.2 ft irr	Repossess./Judicial auth.	No
Plan Priv. Portion Area	1,005.35 sqft	Building insurance	
Building Area		Maintenance log	
Lot Size		Co-ownership insurance	
Lot Area		Contingency fund study	
Cadastre of Private Portion	1065875,1065695	Cert. of Loc. (divided part)	Yes (2005)
Cadastre of Common Portions	1066272,1066273	File Number	
Trade possible		Occupancy	30 days PP/PR Accepted
Zoning	Residential	Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2021	Municipal	\$2,750 (2024)	Condo Fees (\$634/month)	\$7,608
Lot	\$57,200	School	\$459 (2024)	Common Exp.	
Building	\$376,300	Infrastructure		Electricity	\$1,068
		Water		Oil	
				Gas	
Total	\$433,500 (106.09%)	Total	\$3,209	Total	\$8,676

Room(s) and Additional Space(s)

No. of Rooms	6	No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
2	Bedroom	18.6 X 10.8 ft irr	Laminate floor		
2	Bedroom	14.2 X 13.3 ft	Laminate floor		
2	Living room	18.1 X 15.1 ft	Laminate floor		

2	Kitchen	10.8 X 8.7 ft	Laminate floor
2	Hall	9.7 X 7.2 ft	Laminate floor
2	Bathroom	9 X 5.8 ft	Ceramic
Additional Space	Size	Cadastre/Unit number	Description of Rights
Garage	18.5 X 9 ft irr	A-14,Level S1	Private portion
Terrace	29.5 X 22.3 ft irr	1066272	Common portion
Storage space corridor	6.5 X 6 ft irr	#204,Room 51, Level S1 1066273	Common portion for restricted use

Features			
Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$18)
Water Supply	Municipality	Renovations	
Siding		Pool	
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Leased Parkg	
Heating System		Parkg (total)	Garage (1)
Basement		Driveway	
Bathroom		Garage	
Washer/Dryer (installation)	Powder room (Other)	Carport	
Fireplace-Stove		Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Private balcony, Indoor storage space	View	View of the city, View of the mountain
Building Amenity	Fitness room, Elevator	Proximity	CEGEP, Hospital, Metro, Public transportation, University
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible			

Inclusions
Refrigerator, stove, dishwasher, washer, dryer and light fixtures. All inclusions sold without legal warranty of quality.

Exclusions
Furniture, water heater.

Remarks
Very rare in downtown! Spacious Condo with a 1065 sqft living area and an extra big private roof garden of 700 sqft in the heart of Down Town Montreal! Close to all the services: banks, Concordia University and colleges, buses, metro station, restaurants, shops, etc.. An indoor garage and a locker in the basement included. Comfortable and convenient residing!

Sale with legal warranty of quality

Seller's Declaration Yes SD-18598

Source
ROX-IMMO INC., 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.



Exterior



Hall



Hall



Living room



Kitchen



Laundry room



Bedroom



Bedroom



Bathroom



Garden



View