



\$1,950/month X 12 month(s) with option to buy

1155 Rue de la Montagne, apt. 1308  
Montréal (Ville-Marie)  
H3G 0C7

Region Montréal  
Neighbourhood Golden Square Mile  
Near Rene-Levesque  
Body of Water

Property Type	Apartment	Year Built	2016
Style	Two or more storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership	
Building Type	Attached		
Floor	13th floor		
Total Number of Floors	38	Special Contribution	
Total Number of Units	350	Meeting Minutes	
Private Portion Size		Financial Statements	
Priv. Portion Area		Building Rules	
		Reposess./Judicial auth.	No
Building Area		Building insurance	
Lot Size		Maintenance log	
Lot Area		Co-ownership insurance	
Cadastre of Private Portion	5956962	Contingency fund study	
Cadastre of Common Portions	5516151,5956841	Cert. of Loc. (divided part)	
Trade possible		File Number	
Zoning	Residential	Occupancy	2025-06-01
		Deed of Sale Signature	5 days PP/PR
			Accepted

Municipal Assessment	Taxes (annual)	Expenses/Energy (annual)
Year	Municipal	Condo Fees
Lot	School	Common Exp.
Building	Infrastructure	
	Water	Electricity
		Oil
		Gas
Total	Total	Total

Room(s) and Additional Space(s)					
No. of Rooms	4	No. of Bedrooms (above ground + basement)	1+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
autre	Bedroom	2.46 X 3.07 m	Wood		
autre	Bathroom	2.31 X 1.91 m	Tiles		
autre	Living room	3.2 X 2.77 m	Wood		
autre	Kitchen	3.07 X 3.2 m	Wood		
autre	Hall	1.09 X 1.5 m	Wood		
autre	Walk-in closet	1.6 X 2.16 m	Wood		
Additional Space	Size	Cadastre/Unit number		Description of Rights	
Storage space	1.22 X 1.52 m	5956841		Common portion for restricted use	

## Features

Sewage System

Water Supply

Siding

Windows

Window Type

Energy/Heating

Heating System

Basement

Bathroom

Washer/Dryer (installation)

Fireplace-Stove

Kitchen Cabinets

Restrictions/Permissions

Pets

Property/Unit Amenity

Building Amenity

Building's Distinctive Features

Energy efficiency

Mobility impaired accessible

Rented Equip. (monthly)

Renovations

Pool

Cadastre - Parkg (incl. pr

Cadastre - Parkg (excl. pr

Leased Parkg

Parkg (total)

Driveway

Garage

Carport

Lot

Topography

Distinctive Features

Water (access)

View

Proximity

Roofing

## Inclusions

- Home appliances: refrigerator, oven, micro-oven, dishwasher, laundry machine, and dryer - Curtains for living room and the bedroom - 1 dinner table and 4 chairs - 1 sofa - 1 double bedframe

## Exclusions

## Remarks

Bright, spacious 1 bedroom condo locates in downtown Montreal, famous building Icon, perfect for your work and life balance and convenience: walking distance to office, university, shopping store, restaurant, museum, everywhere. Swimming pool, gym and roof-top tennis court are free access to residents. Decent size bedroom and living- room offer comfy of everyday. Fully furnished, move-in to start an easy and comfy life.

## Addendum

This condo is only for the tenant's residency, not allowed for Air B&B, nor sublease;  
No smoking, no marijuana;  
Please purchase tenant insurance before moving-in;  
Please provide employment letter and income statement  
Please provide credit score  
Please provide referrals of rental history and working history

## Sale with legal warranty of quality

## Seller's Declaration

No

## Source

ROX-IMMO INC., Real Estate Agency