



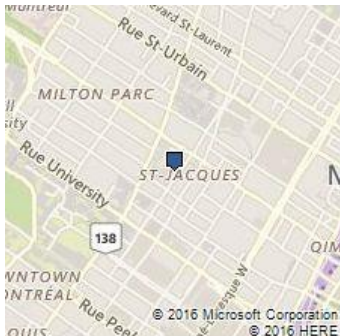
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 INTERNATIONAL REALTY

Centris® No. 21506346 (Active)



\$468,000

441 Av. du Président-Kennedy, apt. 400
Ville-Marie (Montréal)
H3A 0A4

Region Montréal

Neighbourhood Central

Near

Body of Water

Property Type	Apartment	Year Built	2007
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership	
Building Type	Detached	Issued	Yes (2007)
Floor	4th floor	Special Contribution	
Total Number of Floors	19	Meeting Minutes	
Total Number of Units	124	Financial Statements	
Private Portion Size		Building Rules	
Plan Priv. Portion Area	852.5 sqft	Repossession	
Building Area		Trade possible	
Lot Size		Cert. of Loc. (divided part)	Yes (2007)
Lot Area		File Number	
Cadastre of Private Portion	3908146	Occupancy	According to the leases
Cadastre of Common Portions		Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2015	Municipal	\$3,112 (2015)	Condo Fees (\$440/month)	\$5,280
Lot		School	\$693 (2015)	Common Exp.	
Building		Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$367,600	Total	\$3,805	Total	\$5,280

Room(s) and Additional Space(s)

No. of Rooms	4	No. of Bedrooms	1+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
4	Kitchen	10 X 7 ft	Wood		
4	Dining room	14 X 8 ft	Wood		
4	Living room	14 X 18 ft	Wood	Plenty of natural light	
4	Master bedroom	10 X 9 ft	Wood	Walk-in closet	

4	Bathroom	12 X 5.8 ft	Ceramic	Separated Shower and bath
Additional Space	Size	Cadastre/Unit number	Description of Rights	
Garage	3.3 X 3.3 ft irr	No. 43	Private portion	
Features				
Sewage System	Municipality	Rented Equip. (monthly)		
Water Supply	Municipality	Renovations		
Siding		Pool		
Windows		Cadastre - Parking		
Window Type		Parking	Garage (1)	
Energy/Heating		Driveway		
Heating System		Garage		
Basement		Carport		
Bathroom		Lot		
Washer/Dryer (installation)		Topograpy		
Fireplace-Stove		Distinctive Features		
Kitchen Cabinets		Water (access)		
Equipment/Services	Laundry room, Central air conditioning, Intercom	View		
Building's Distinctive Features		Proximity	Bicycle path, Highway, Hospital, Public transportation	
Energy efficiency		Roofing		
Inclusions				
Refrigerator, stove, dishwasher, washer, dryer, paintings, curtains and light fixtures.				
Exclusions				
Addendum				
Modern condo for sale in downtown Montreal.				
This unit located in the prestigious building "Le Concorde " has a closed bedroom, an Italian style kitchen and a very spacious bathroom.				
Very secure thanks to its 24 hour doorman, you will also find a complete gym.				
You will live in a vibrant neighborhood, in the heart of urban activity, near the Quartier des spectacles, several renowned restaurants and universities.				
Possibility to buy furniture for an additional \$25,000.00.				
Note :				
<ul style="list-style-type: none"> - New "Mirage" engineering floor. - Paintings and quality curtains on every windows. - Quality suspended light fixtures in the Kitchen and dining room. - New bathroom walnut vanity and cabinets - Multi-function shower (jets, rain shower, waterfall). 				
The condo is rented until June 30th 2017 for \$2135 per month including the furniture and all the services (cable, internet, electricity, etc). **Excellent investment**				
Sale with legal warranty				
Seller's Declaration		Yes SD-50809		

Source

SOTHEBY'S INTERNATIONAL REALTY QUÉBEC, 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.