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Centris No. 27939451 (Active)



\$475,000

406 Av. des Pins O., apt. 35
Montréal (Le Plateau-Mont-Royal)
H2W 1S2

Region Montréal
Neighbourhood Le Plateau-Mont-Royal
Near Hutchison
Body of Water

Property Type	Apartment	Year Built	1930
Style	One storey	Expected Delivery Date	
Condominium Type	Undivided Share 2.74%	Specifications	
Year of Conversion		Declaration of co-ownership	
Building Type	Semi-detached	Special Contribution	
Floor	3rd floor	Meeting Minutes	
Total Number of Floors	7	Financial Statements	
Total Number of Units	45	Building Rules	Yes
Building Size		Repossess./Judicial auth.	No
Plan Share Area	1,347 sqft	Building insurance	
Building Area		Maintenance log	
Lot Size		Co-ownership insurance	
Lot Area		Contingency fund study	
Cadastre of Immovable	1339438	Cert. of Loc. (divided part)	No
Cadastre of Common Portions		File Number	
Trade possible		Occupancy	2025-05-15
Zoning	Residential	Deed of Sale Signature	2025-05-15

Municipal Assessment	Taxes (annual)	Expenses/Energy (annual)	
Year	Municipal	Condo Fees (\$921/month)	\$11,052
Lot	School	Common Exp.	
Building	Infrastructure	Electricity	
	Water	Oil	
		Gas	
Total	Total	Total	\$11,052

Room(s) and Additional Space(s)					
No. of Rooms	5	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
3	Living room	16.6 X 12.6 ft	Wood		
3	Dining room	12.6 X 13.6 ft	Wood		
3	Kitchen	11 X 17 ft	Linoleum		
3	Primary bedroom	11.6 X 16 ft	Wood		

3	Bedroom	11 X 10.6 ft	Wood	
Additional Space	Size	Cadastre/Unit number	Description of Rights	
Storage space			Common portion for restricted use	
Shared terrace			Common portion	
Bicycle storage			Common portion	
Features				
Sewage System	Municipality		Rented Equip. (monthly)	
Water Supply	Municipality		Renovations	
Siding			Pool	
Windows			Cadastre - Parkg (incl. pr	
Window Type			Cadastre - Parkg (excl. pr	
Energy/Heating	Natural gas		Leased Parkg	
Heating System	Hot water		Parkg (total)	
Basement			Driveway	
Bathroom			Garage	
Washer/Dryer (installation)			Carport	
Fireplace-Stove			Lot	
Kitchen Cabinets			Topography	
Restrictions/Permissions			Distinctive Features	
Pets			Water (access)	
Property/Unit Amenity	Private balcony		View	
Building Amenity	Roof terrace, Elevator, Laundry room		Proximity	Bicycle path, Hospital, Metro, Park, Public transportation, University, Mount Royal
Building's Distinctive Features			Roofing	
Energy efficiency				
Mobility impaired accessible				
Inclusions				
Fridge, stove, dishwasher, light fixtures, window coverings.				
Exclusions				
Remarks				
Spacious and charming New York style 3 bedroom condo on the 3rd floor of a beautiful Victorian building in the heart of Montreal, adjacent to Mount Royal and McGill campus. Well maintained building with preserved original charm. Enjoy the breathtaking panoramic views of the city of the shared rooftop terrace. * Monthly co-ownership fees include: municipal and school taxes, heating, hot water, building insurance and maintenance * CASH PURCHASE ONLY - NO MORTGAGE *				
Addendum				
This condo offers 3 bedrooms and 1 full bathroom. The third bedroom with french doors can also be used as a formal dining room or home office.				
Updated eat-in kitchen. Lovely living room with balcony. The condo features high ceilings and hardwood floors throughout.				
Included is a storage space in the basement and access to a bicycle storage room.				
Renovated laundry room in the basement.				
Walking distance to all shops, restaurants, cafés and various methods of public transportation.				
Sale with exclusion(s) of legal warranty : The sale is made without legal warranty of quality at the buyer's own risk and peril.				
Seller's Declaration		Yes SD-19626		

Source

IMMEUBLES DEAKIN REALTY, 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.