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**\$725,000**

219 Av. Laurier O., apt. 1, Le Plateau-Mont-Royal (Montréal), H2T 2N9

**Centris® No.**

28139188 (Active)

**Seller's Declaration**

Yes

<b>Property Type</b>	Apartment (Div.)	<b>Occupancy</b>	93 days PP/PR Accepted
<b>Style</b>	One storey	<b>Deed of Sale Signature</b>	90 days PP/PR Accepted
<b>Floor</b>	2	<b>Lot Eval.</b>	\$122,100 (2017)
<b>Building Type</b>		<b>Building Eval.</b>	\$509,000 (2017)
<b>Year Built</b>	1998	<b>Mun. Taxes</b>	\$5,358 (2017)
<b>Plan Priv. Portion Area</b>	1,277.68 sqft	<b>School Taxes</b>	\$1,121 (2016)
<b>Lot Area</b>		<b>Condominium Fees</b>	\$ 4,464 (\$ 372/month)
<b>Expected Delivery Date</b>			
<b>Cert. of Location</b>	Yes (2014)		
<b>Body of Water</b>			



<b>Rooms</b>	9	<b>Bedrooms</b>	3+0	<b>Bathrooms and Powder Rooms</b>	1+1
<b>Level</b>		<b>Room</b>		<b>Size</b>	<b>Floor Covering</b>
2		Dining room		14 X 12.4 ft	Wood
2		Living room		14.5 X 13.7 ft	Wood
2		Kitchen		12.2 X 9.1 ft	Wood
2		Bedroom		13.7 X 10.1 ft	Wood
2		Master bedroom		13.8 X 12 ft	Wood
2		Hall		16.8 X 4.1 ft	Wood
2		Bedroom		13.6 X 9.9 ft	Wood
2		Powder room		4.10 X 4.6 ft	Ceramic
2		Bathroom		9.9 X 8.6 ft	Marble



**Inclusions**  
 All kitchen appliances, Fridge (LG), Cook top (GE) Oven (Bosch), Microwave, Washer and Dryer (Samsung), central vacuum, Hunter Douglas Blinds (Electronic with Blackout) in dining and living rooms. custom curtains in

**Exclusions**  
 Curtains in the Den (3rd bedroom), all personal belongings, Lighting fixture above the dining table.



<b>Sewage System</b>	Municipality	<b>Heating System</b>		<b>Equip./Serv.</b>	
<b>Water Supply</b>	Municipality	<b>Water (access)</b>			
<b>Pool</b>		<b>Fireplace-Stove</b>	No	<b>Renovations</b>	
<b>Cadastre Parking</b>	Driveway - 1				
<b>Parking</b>	Driveway (1)				

The fire place is sold without any legal warranty at the risk and peril of the promisor-buyer,

\* VIDEO IS AVAILABLE PLEASE CLICK LINK\*

\*Walkscore 98!!\*

List of reno: 2014

\*Thermo pump new & installed (bills & Guarantee available: over \$11,000)

\*Kitchen: high-end granite counter top, back splash, touch faucet.

\*All appliances including washer and dryer (bills & Guarantee available: approx. \$9,000)

\*Completely renovated master bathroom with custom floating double vanity, marble flooring, rain shower, walls and electrical work including spot lights

Source: ENGEL & VOLKERS MONTRÉAL, Real Estate Agency

2017-11-07 at 9:55 am