



**Martin Desjardins**, Certified Real Estate Broker AEO  
**KELLER WILLIAMS URBAIN**  
 Real Estate Agency  
 1100, Robert-Bourassa #104  
 Montréal (QC) H3B 3A5  
<http://www.MartinMontreal.com>

514-434-0208 / 514-868-1111  
 Fax : 514-868-9741  
[info@martinmontreal.com](mailto:info@martinmontreal.com)



**\$539,000**

**Centris® No.**

**13091931 (Active)**

221 Rue Villeneuve O., Le Plateau-Mont-Royal (Montréal), H2T 2R8 (Jeanne-Man)

**Seller's Declaration**

Yes

<b>Property Type</b>	Apartment (Div. 33.33%)	<b>Occupancy</b>	60 days PP/PR Accepted
<b>Style</b>	One storey	<b>Deed of Sale Signature</b>	60 days PP/PR Accepted
<b>Floor</b>	GF	<b>Lot Eval.</b>	\$96,300 (2017)
<b>Building Type</b>	Attached	<b>Building Eval.</b>	\$333,600 (2017)
<b>Year Built</b>	1910	<b>Mun. Taxes</b>	\$3,717 (2017)
<b>Plan Priv. Portion Area</b>	1 162.5 sqft	<b>School Taxes</b>	\$771 (2017)
<b>Lot Area</b>		<b>Condominium Fees</b>	\$ 2,700 (\$ 225/month)
<b>Expected Delivery Date</b>			
<b>Cert. of Location</b>	Yes (2010)		
<b>Body of Water</b>			



<b>Rooms</b>	9	<b>Bedrooms</b>	3+0	<b>Bathrooms and Powder Rooms</b>	2+0
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>		
GF	Hall	4 X 4 ft	Ceramic		
GF	living room or bedroom	20 X 10.5 ft	Wood		
GF	Bedroom	14.5 X 7.2 ft	Wood		
GF	Living room	14.5 X 11.1 ft	Wood		
GF	Master bedroom	15 X 10.5 ft	Wood		
GF	washroom attached to master bedroom	5 X 5 ft	Ceramic		
GF	Kitchen	12 X 14 ft	Wood		
GF	Bathroom	7 X 5 ft	Ceramic		
GF	Laundry room	8 X 7 ft	Wood		



<b>Inclusions</b>
Hot water is paid for with the condo fees.

<b>Exclusions</b>



<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>				
<b>Parking</b>				

Splendid ground floor apartment on a quiet street in the heart of the Mile-End. Located within strolling distance of the mountain and the boutiques, restaurants, galleries, shops and services of Mile-End and Outremont.

This lovely ground floor apartment has had numerous upgrades and renovations over the years and is in impeccable condition. Three large bedrooms including the master bedroom with its private attached washroom and walk-in closet. A second washroom for the other two bedrooms. Outside space includes a very large private terrace in the rear of the building as well as exclusive use of the small front yard.

Please note that a project to redo the staircase in the front of the building is in the process of being completed. The portion of this work attributable to the ground floor is roughly \$15,000 and has already been paid by the vendors.

Source: JEFFREY BAKER, Real Estate Broker