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\$509,000

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

Centris® No.

15204320 (Active)

Seller's Declaration

Yes

Property Type	Apartment (Und. 33.34%)	Occupancy	30 days PP/PR Accepted
Style	One storey	Deed of Sale Signature	30 days PP/PR Accepted
Floor	GF	Lot Eval.	
Building Type	Attached	Building Eval.	
Year Built	1917	Mun. Taxes	\$2,967 (2017)
Gross Share Area	1,300 sqft	School Taxes	\$614 (2017)
Lot Area		Condominium Fees	\$ 2,700 (\$ 225/month)
Expected Delivery Date			
Cert. of Location	No		
Body of Water			



Rooms	8	Bedrooms	3+0	Bathrooms and Powder Rooms	2+0
Level	Room		Size	Floor Covering	
GF	Living room		21.1 X 11.8 ft	Wood	
GF	Dining room		14.2 X 12 ft	Wood	
GF	Kitchen		15.7 X 13.3 ft irr	Wood	
GF	Master bedroom		14.4 X 10.5 ft	Wood	
GF	Bedroom		10.5 X 11.2 ft	Wood	
GF	Bedroom		9.1 X 10.6 ft	Wood	
GF	Bathroom		10.5 X 7.4 ft	Tiles	
GF	Bathroom		4.8 X 7.3 ft	Tiles	



Inclusions

Fridge, stove, dishwasher, washer and dryer, wall mounted A/C, blinds, light fixtures, deck furniture and alarm

Exclusions

Certain furnitures can be purchased separately.



Sewage System	Municipality	Heating System	Electric baseboard units	Equip./Serv.	Wall-mounted air conditioning
Water Supply	Municipality	Water (access)			
Pool		Fireplace-Stove	No	Renovations	
Cadastre Parking					
Parking					

Elegantly appointed & renovated 1300 sf unit with 3 bdr & 2 full baths on the ground floor. The property boasts hardwood floors throughout & impeccable fenestration that bathes the space w/natural light. Private large backyard. Minutes from downtown, Mont Royal, Jeanne Mance Park, McGill University and festivals.

Source: ROYAL LEPAGE HERITAGE, Real Estate Agency

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