Anthony Gentile, Residential Real Estate Broker
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Centris No. 15796233 **(Active)**

$2,000/month X 1 year(s)

650 Rue Jean-D'Estrées, apt. 1902
Montréal (Ville-Marie)
H3C 0G3

Region	Montréal
Neighbourhood	Central
Near	
Body of Water	

Property Type	Apartment	**Year Built**	2006
Style	One storey	**Expected Delivery Date**	
Condominium Type	Divided	**Specifications**	
Year of Conversion		**Declaration of co-ownership**	
Building Type	Detached		
Floor	19th floor		
Total Number of Floors	21	**Special Contribution**	
Total Number of Units	198	**Meeting Minutes**	
Private Portion Size		**Financial Statements**	
Plan Priv. Portion Area	819.13 sqft	**Building Rules**	
Building Area		**Reposess./Judicial auth.**	No
Lot Size		**Trade possible**	
Lot Area		**Cert. of Loc. (divided part)**	No
Cadastre of Private Portion	3696200	**File Number**	
Cadastre of Common Portions	3696241, 3695976	**Occupancy**	2021-06-01
Zoning	Residential	**Deed of Sale Signature**	10 days PP/PR Accepted

Municipal Assessment	**Taxes (annual)**	**Expenses/Energy (annual)**
Year	**Municipal**	**Condo Fees**
Lot	**School**	**Common Exp.**
Building	**Infrastructure**	
	Water	**Electricity**
		Oil
		Gas
Total	**Total**	**Total**

Room(s) and Additional Space(s)

No. of Rooms	6	**No. of Bedrooms**	2+0	**No. of Bathrooms and Powder Rooms**	1+0

Level	**Room**	**Size**	**Floor Covering**	**Additional Information**
19	Kitchen	8.6 X 8.1 ft	Ceramic	
19	Dining room	10.11 X 10.6 ft	Wood	
19	Living room	11.6 X 13.1 ft	Wood	
19	Master bedroom	10.11 X 11.8 ft	Carpet	
19	Bathroom	9.8 X 8.9 ft	Ceramic	

19	Bedroom	9.10 X 9.7 ft	Carpet

Features

Sewage System	Municipality	**Rented Equip. (monthly)**	
Water Supply	Municipality	**Renovations**	
Siding		**Pool**	Common spa, Indoor, Inground
Windows		**Cadastre - Parkg (incl. pı**	
Window Type		**Cadastre - Parkg (excl. pı**	
Energy/Heating	Electricity	**Parkg (total)**	Garage (1)
Heating System	Electric baseboard units	**Driveway**	
Basement		**Garage**	Built-in, Heated
Bathroom	Separate shower	**Carport**	
Washer/Dryer (installation)	Bathroom (Other)	**Lot**	
Fireplace-Stove		**Topography**	
Kitchen Cabinets		**Distinctive Features**	
Restrictions/Permissions		**Water (access)**	
Equipment/Services	Elevator(s), Wall-mounted air conditioning, Sauna	**View**	Panoramic, View of the city
Building's Distinctive Features		**Proximity**	Bicycle path, CEGEP, Commuter train, Daycare centre, Highway, Hospital, Metro, Park, Public transportation, University
Energy efficiency		**Roofing**	

Inclusions

Fridge, Stove, Dishwasher, Washer and Dryer, AC unit 2 FOB keys, 1 indoor parking space, 1 storage locker.

Exclusions

Heating, Electricity, Cable and Internet

Broker - Remarks

Spacious and bright 2 bed. 1 bath. condo with panoramic city views. Well maintain and professional building offering great amenities (pool, sauna, Hot tub, gym). Lease includes fridge, stove, dishwasher, washer and dryer, 1 indoor parking space and storage locker. Centrally located near public transit, metro, services and and amenities.

Addendum

Lease Terms:
-Tenants must provide proof of Employment/Income and Equifax Report;
-No smoking of any kind inside the unit (Cigarettes, Cannabis, Vape Pens);
-Tenant must supply Lessor with Proof of Tenant Liability Insurance (2 million liability);
-Small pets will be considered, security deposit required.
-The tenant shall not make any aesthetic modifications to the unit. If the tenant wishes to paint any walls the color must be approved by the Lessor;
-No short-term rental, no sublets allowed;
-No growing of cannabis plants;
-In the event that a key is lost, the tenant will have to pay the costs necessary to change the keys;
-The tenant agrees to respect the regulations of the co-ownership and will be responsible for paying for any violations billed to the owner during the lease;

Seller’s Declaration

No

Source

M IMMOBILIER, Real Estate Agency