



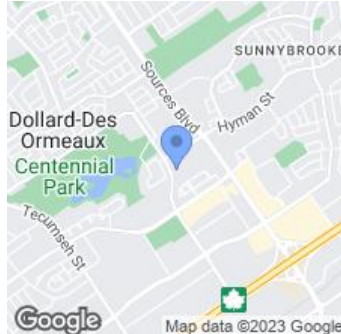
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Centris No. 14115229 **(Active)**



\$2,000/month X 12 month(s)

145 Rue Athènes (Private Street)

Dollard-Des Ormeaux

H9B 3L1

Region Montréal

Neighbourhood Central

Near Hyman

Body of Water

Property Type Apartment
Style One storey
Condominium Type Divided
Year of Conversion
Building Type Detached
Floor 3rd floor
Total Number of Floors 3
Total Number of Units 6
Private Portion Size
Plan Priv. Portion Area 1,094 sqft
Building Area
Lot Size
Lot Area
Cadastre of Private Portion 2900069
Cadastre of Common Portions
Trade possible
Zoning Residential

Year Built 2004
Expected Delivery Date
Specifications
Declaration of co-ownership

Special Contribution
Meeting Minutes
Financial Statements
Building Rules
Reposess./Judicial auth.
Building insurance
Maintenance log
Co-ownership insurance
Contingency fund study
Cert. of Loc. (divided part)
File Number
Occupancy 5 days PP/PR
 Accepted
Deed of Sale Signature 5 days PP/PR
 Accepted

Municipal Assessment

Year
Lot
Building

Taxes (annual)

Municipal
School
Infrastructure
Water

Expenses/Energy (annual)

Condo Fees
Common Exp.
Electricity
Oil
Gas

Total

Total

Total

Room(s) and Additional Space(s)

No. of Rooms 6 **No. of Bedrooms (above ground + basement)** 2+0 **No. of Bathrooms and Powder Rooms** 1+0

Included in Lease Outdoor parking (1), Water taxes, Partially furnished, Lawn

Excluded in Lease Heating, Internet, Electricity, Hot water, Furnished

Level	Room	Size	Floor Covering	Additional Information
3	Living room	28.5 X 11.10 ft irr	Laminate floor	Fireplace-Stove.

3	Dining room	11.11 X 17.6 ft irr	Laminate floor	
3	Kitchen	7.9 X 7.11 ft	Ceramic	
3	Primary bedroom	11.6 X 13.9 ft	Laminate floor	
3	Bedroom	10.5 X 12.1 ft	Laminate floor	
3	Bathroom	9 X 9.10 ft	Ceramic	heated floors

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	Electricity	Parkg (total)	
Heating System	Electric baseboard units	Driveway	Asphalt
Basement		Garage	
Bathroom	Separate shower, Whirlpool bath	Carport	
Washer/Dryer (installation)	hallway (3rd level)	Lot	
Fireplace-Stove	Gas fireplace	Topography	
Kitchen Cabinets		Distinctive Features	
Restrictions/Permissions	Smoking not allowed, Short-term rentals not allowed, Animals not allowed	Water (access)	
Equipment/Services	Laundry room, Wall-mounted air conditioning, Fire detector (connected), Central vacuum cleaner system installation, Intercom, Partially furnished	View	
Building's Distinctive Features		Proximity	Bicycle path, CEGEP, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation
Energy efficiency		Roofing	
Mobility impaired accessible			

Inclusions

Fridge, Stove, Dishwasher, Microwave, Washer and Dryer, Wall mounted AC unit, Window coverings, Light fixtures, central vacuum cleaner and accessories, outdoor table

Exclusions

Heating, Electricity, Cable and Internet

Broker - Remarks

Fantastic two bedroom condo available for immediate occupancy in "Les Cours Hyman" community. Centrally located within walking distance to Centennial Park, public transit and amenities. Over 1,000 sqft of versatile living space, open concept condo in turn-key condition, freshly painted, large balcony, storage and parking. All appliances included.

Addendum

Welcome to 145 Athenes

Fantastic two bedroom condo available for immediate occupancy in "Les Cours Hyman" community. Centrally located within walking distance to Centennial Park, public transit and amenities. Over 1,000 sqft of versatile living space, open concept condo in turn-key condition, gas fireplace, large balcony, storage and parking. All appliances included.

Features:

- 2 bedroom 1 bath condo with private entrance
- 1 in-suite storage
- 1 exterior parking space included with a lot of abundant visitor parking available
- oversized living room with a lot of potential, over 1,000 sqft of living space
- Stylish laminate floors, gas fireplace, large private patio, wall-mounted A/C, loads of natural light, freshly painted, appliances

included.

Lease Terms:

- Tenants must provide proof of Employment/Income and Equifax Report to the satisfaction of the lessor;
- 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);
- No Pets;
- 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;
- The tenant will be required to fill out a "Welcome Kit" to be submitted to the condo administration;

Seller's Declaration

No

Source

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