



**Anthony Gentile**, Residential Real Estate Broker  
**M IMMOBILIER**  
 Real Estate Agency  
 1451, rue Drummond  
 Montréal (QC) H3G 1W3  
<http://www.mmontreal.com>

438-825-2569 / 514-545-2545

[anthony@sellingmtl.com](mailto:anthony@sellingmtl.com)



**Centris No.** 14080822 (Active)



**\$1,700/month X 12 month(s)**

**1010 Rue Ste-Catherine E., apt. 303  
 Montréal (Ville-Marie)  
 H2L 2G3**

**Region** Montréal

**Neighbourhood** Village

**Near**

**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	2010
<b>Style</b>	One storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Divided	<b>Specifications</b>	
<b>Year of Conversion</b>		<b>Declaration of co-ownership</b>	
<b>Building Type</b>	Semi-detached	<b>Special Contribution</b>	
<b>Floor</b>	3rd floor	<b>Meeting Minutes</b>	
<b>Total Number of Floors</b>	6	<b>Financial Statements</b>	
<b>Total Number of Units</b>	68	<b>Building Rules</b>	
<b>Private Portion Size</b>		<b>Reposess./Judicial auth.</b>	
<b>Plan Priv. Portion Area</b>	829 sqft	<b>Building insurance</b>	
<b>Building Area</b>		<b>Maintenance log</b>	
<b>Lot Size</b>		<b>Co-ownership insurance</b>	
<b>Lot Area</b>		<b>Contingency fund study</b>	
<b>Cadastre of Private Portion</b>	C-4 612 698	<b>Cert. of Loc. (divided part)</b>	
<b>Cadastre of Common Portions</b>		<b>File Number</b>	
<b>Trade possible</b>		<b>Occupancy</b>	2024-07-01
<b>Zoning</b>	Residential	<b>Deed of Sale Signature</b>	

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

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	5	<b>No. of Bedrooms (above ground + basement)</b>	1+0	<b>No. of Bathrooms and Powder Rooms</b>	1+0
<b>Included in Lease</b>	Outdoor parking (0), Water taxes, Storage Space, Air conditioning, Furnished, Indoor parking (0)				
<b>Excluded in Lease</b>	Heating, Internet, Electricity, Cable/TV, Hot water				
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
GF	Kitchen	14.2 X 9.5 ft	Ceramic		
GF	Dining room	13.2 X 8.2 ft	Wood		
GF	Living room	11.5 X 9.3 ft	Wood		

GF	Bathroom	11.5 X 7.7 ft	Ceramic
GF	Bedroom	14.2 X 9.10 ft	Wood

  

<b>Features</b>			
<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Siding</b>		<b>Pool</b>	
<b>Windows</b>	Aluminum	<b>Cadastre - Parkg (incl. pr</b>	
<b>Window Type</b>		<b>Cadastre - Parkg (excl. pr</b>	
<b>Energy/Heating</b>	Electricity	<b>Leased Parkg</b>	
<b>Heating System</b>	Electric baseboard units	<b>Parkg (total)</b>	
<b>Basement</b>		<b>Driveway</b>	
<b>Bathroom</b>	Separate shower	<b>Garage</b>	
<b>Washer/Dryer (installation)</b>		<b>Carport</b>	
<b>Fireplace-Stove</b>		<b>Lot</b>	
<b>Kitchen Cabinets</b>		<b>Topography</b>	
<b>Restrictions/Permissions</b>	Smoking not allowed, Short-term rentals not allowed	<b>Distinctive Features</b>	
<b>Pets</b>	Pets allowed with conditions	<b>Water (access)</b>	
<b>Property/Unit Amenity</b>	Wall-mounted air conditioning, Fire detector (connected), Air exchange system, Sprinklers, Furnished	<b>View</b>	View of the city
<b>Building Amenity</b>	Elevator, Laundry room	<b>Proximity</b>	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation, University
<b>Building's Distinctive Features</b>		<b>Roofing</b>	
<b>Energy efficiency</b>			
<b>Mobility impaired accessible</b>			

### Inclusions

Fridge, Stove, Dishwasher, Microwave, Washer and Dryer, Wall mounted A/C, Fully Furnished (as is). Storage unit.

### Exclusions

Utilities, Cable and Internet, Move in/Move out fee

### Remarks

Spacious fully furnished 1 bed + 1 bath condo in the heart of Montreal! Located in the Entertainment sector of the Village on the 3rd floor of the Amherst Condo building. Resting on top of the iconic Olympia theatre. This amazing condo features; a modern kitchen and bathroom, spacious living and dining rooms, a large primary bedroom, in-suite washer and dryer, wall mounted A/C unit, 10ft vaulted ceilings and large windows. Steps from metro Berri-UQAM, grocery stores, parks, schools, public transportation, theatres and nightlife. Whether you're a student or a young professional this fully furnished apartment is ready for immediate occupancy.

### Addendum

Rental Terms:

- Tenants must provide proof of Employment/Income and/or Equifax Report/Credit Verification to the satisfaction of the Lessor;
- Employment references and previous Landlord references required 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)prior to taking occupancy of the property;
- Small Pet will be considered, however lessee will be responsible for any excess damage/repair or required cleaning due to pet. Pet must be disclosed prior to signing a lease and photo of animal must be submitted for the record.
- 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 AirBnB
- 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