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Montréal (Ville-Marie)-1698, Rue Alexandre-DeSève

\$445000



**1698, Rue Alexandre-DeSève, Montréal (Ville-Marie),
H2L2V9**

ULS : 19595528

[VISITE DE LA PROPRIÉTÉ](#)

SUPERB CONDO divided on the ground floor! The unit includes two (2) bedrooms, one (1) good size kitchen which gives access to the backyard, one (1) dining room with the open concept living room, a boudoir and one (1) bathroom. bath. There are 2 large storage spaces. The backyard is Magnificent, Intimate and sunny all day! Walking Score 87! TO SEE!

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	2
Salle de bain en vedette	1

Financiers

Évaluation municipale

Évaluation du terrain	\$214,400.00
Évaluation du bâtiment	\$226,200.00
Évaluation municipale	\$440,600.00

Taxes

Municipale	\$2,243.00
École	\$281.00
Total	\$2,524.00

Dépense annuelle

Frais de copropriété	\$12.00
Total	\$12.00

Énergie

Électricité \$2,620.00

ADDENDA

WELCOME to 1698 Alexandre DeSève, Montreal

- * Ground floor unit
- * 1,116 sf
- * Two (2) Bedrooms and one (1) bathroom
- * Open concept living room and kitchen
- * Office area and boudoir.
- * Beautiful luminosity in the airs of life.
- * Small terrace overlooking the backyard, possibility to enlarge it
- * Exterior courtyard with South-West orientation, sun all day! Assured crush!
- * Pine wood floors (ancestral) and wood slats
- * Two (2) large storage spaces on the ground floor (possible transformation into living space)
- * There is the Parc des Bourragans close to the building
- * The backyard is a common area for restricted use for all co-owners
- * 87 Walking Score, close to all services!
- * The backyard is shared with the other 2 co-owners
- * Located within 6 minutes walking distance of metro Papineau and Beaudry 0.4 km

Currently, there is a contingency fund with a sum of \$60,000, co-ownership fees are expected in 2023, there are no financial statements or minutes produced by the co-ownership syndicate.

There is preventive work to be done in the common areas: foundation, crawl space, ventilation and insulation of the roof (attic), and gutters. If the cost of the work were to exceed the dedicated amount of \$60,000, special contributions could be expected.

The owner paid the amount required by Law 141 into a self-insurance fund.

A visit is a must!

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	1885
Number of Rooms	9
Superficie Habitable	1,116.22 PC
Nombre d'étages	3
les fenêtres	Wood
Type de Windows	Sliding , Hung
Revêtement	Wood , Brick

Toiture Asphalt shingles , Elastomer membrane , Tin

Caractéristiques du terrain et extérieur

Superficie du terrain 1,419.86 SF

Topographie Flat

Proximité Cegep , Daycare centre , Hospital , Bicycle path , Elementary school , High school , Public transport , University

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Hallway	1st level/Ground floor	3.2x2.2 ft	Wood	pine
Kitchen	1st level/Ground floor	13.4x12.6 ft	Floating floor	pine
Living room	1st level/Ground floor	14.1x12.4 ft	Wood	pine
Boudoir	1st level/Ground floor	16.5x7.7 ft	Wood	pine
Master bedroom	1st level/Ground floor	12.1x8.2 ft	Wood	latte
Bedroom	1st level/Ground floor	10.5x7.7 ft	Wood	latte
Storage	1st level/Ground floor	12.5x2.7 ft	Wood	latte
Laundry room	1st level/Ground floor	4.11x7.11 ft	Wood	latte
Bathroom	1st level/Ground floor	3.2x2.2 ft	Ceramic tiles	
Storage	1st level/Ground floor	10.1x7.7 ft	Wood	
Storage	1st level/Ground floor	10.2x8.0 ft	Wood	

Caractéristiques

Système de chauffage Electric baseboard units

Énergie de chauffage Electricity

Approvisionnement en eau Municipality

Système d'égout Municipal sewer

Toiture Asphalt shingles , Elastomer membrane , Tin

Zonage	Residential
Sous-sol	Crawl Space
Aménagement paysager	Fenced , Landscape
Caractéristiques distinctives	Wooded

INCLUSIONS & EXCLUSIONS

Inclusions Fridge, stove, dishwasher, light fixtures, blinds and curtains.

Exclusions Property and personal effects of tenants.

