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Montréal (Ville-Marie)-1696, Rue Alexandre-DeSève

\$649000



**1696, Rue Alexandre-DeSève, Montréal (Ville-Marie),
H2L2V9**

ULS : 23578815

[VISITE DE LA PROPRIÉTÉ](#)

MAGNIFICENT CONDO divided on 2 floors! The living area is 1,299 sf. Lots of character with original beams and woodwork. On the lower floor, the open concept living area includes one (1) large kitchen which gives access to the backyard balcony, one (1) dining room with one (1) living room, one (1) bathroom family, one (1) small office space, one (1) bathroom and one (1) bedroom. On the upper level, there is one (1) large master bedroom and one (1) en-suite bathroom. In addition, on the ground floor, there is one (1) large storage space. The backyard is Magnificent, Intimate and Sunny all day!

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

| | |
|--------------------------|---|
| Chambre en vedette | 2 |
| Salle de bain en vedette | 1 |
| Salle d'eau en vedette | 1 |

Financiers

Évaluation municipale

| | |
|------------------------|--------------|
| Évaluation du terrain | \$269,700.00 |
| Évaluation du bâtiment | \$351,400.00 |
| Évaluation municipale | \$621,100.00 |

Taxes

| | |
|------------|------------|
| Municipale | \$3,163.00 |
| École | \$407.00 |
| Total | \$3,570.00 |

Dépense annuelle

| | |
|----------------------|---------|
| Frais de copropriété | \$12.00 |
| Total | \$12.00 |

Énergie

Électricité

\$1,510.00

ADDENDA

WELCOME to 1696 Alexandre DeSève, Montreal

* 2 story unit

* 1,299 sf + 92.57 sf (heated ground floor storage)

* Two (2) bedrooms, one (1) bathroom and one (1) powder room

* Open concept kitchen, dining room, living room, family room

* Beautiful brightness in the air of life

* Bacon overlooking the backyard

* Exterior courtyard with South-West orientation, sun all day! Assured crush!

* Pine wood floors (ancestral) and original beam

* A large storage space on the ground floor

* 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 | 12 |
| Superficie Habitable | 1,299.20 PC |
| Nombre d'étages | 3 |
| les fenêtres | Wood |
| Type de Windows | Sliding , Crank handle |

| | |
|-----------------------------|---|
| Revêtement | Wood , Brick |
| Toiture | Asphalt shingles , Elastomer membrane , Tin |
| Salle de bain / salle d'eau | Adjoining to the master bedroom , Separate shower |

Caractéristiques du terrain et extérieur

Superficie du terrain 1,786.27 SF

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|-----------|--|
| Proximité | Highway , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport , University |
|-----------|--|

DÉTAILS DES PIÈCES

| Room | Level | Dimensions | Flooring | Description |
|----------------|------------------------|---------------|---------------|--------------------|
| Hallway | 2nd floor | 8.2x5.2 ft | Wood | Pine |
| Washroom | 2nd floor | 4.11x3.0 ft | Ceramic tiles | |
| Home office | 2nd floor | 4.2x3.6 ft | Wood | Corner office |
| Living room | 2nd floor | 12.6x12.10 ft | Wood | Latte |
| Dining room | 2nd floor | 12.9x13.2 ft | Wood | Latte |
| Kitchen | 2nd floor | 17.8x11.0 ft | Wood | Balcony patio door |
| Family room | 2nd floor | 12.6x13.9 ft | Wood | Balcony door |
| Laundry room | 2nd floor | 4.4x4.11 ft | Wood | |
| Bedroom | 2nd floor | 9.11x9.1 ft | Wood | patte |
| Master bedroom | 3rd floor | 19.2x12.9 ft | Wood | Pine |
| Bathroom | 3rd floor | 12.4x6.8 ft | Ceramic tiles | |
| Storage | 1st level/Ground floor | 12.9x7 ft | Wood | 92.57 sf, heated |

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 |
| Armoire | Wood |
| Caractéristiques distinctives | Wooded |

INCLUSIONS & EXCLUSIONS

| | |
|------------|---|
| Inclusions | Fridge, dishwasher, light fixtures and wine fridge. |
| Exclusions | Dining room light |

