

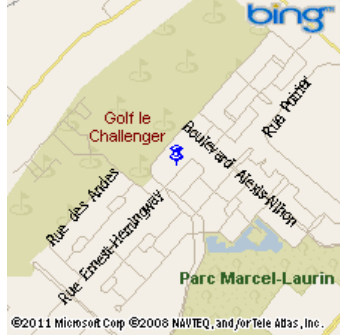


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MLS® No. 8510748 (Active)



\$359,000

**2432 Rue Harriet-Quimby
 Saint-Laurent (Montréal)
 H4R 3A4**

Region Montréal
Neighbourhood
Near Boulevard Poirier
Body of Water

Property Type	Apartment	Year Built	2003
Style	Two or more storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Decl. of Condominium on File	
Building Type	Semi-detached	Special Contribution	
Floor	1st floor (ground floor)	Meeting Minutes	No
Total Number of Floors		Financial Statements	Yes
Total Number of Units		Building Rules	
Building Size		Repossession	No
Net Living Area	1,246.00 sqft	Trade possible	
Ground Area	7,020.00 sqft	Cert. of Loc. (divided part)	Yes (2003)
Lot Size		File Number	
Lot Area		Possession Date	30 days PP/PR Accepted
Québec Cadastre	3112892	Deed of Sale Signature	30 days PP/PR Accepted
Zoning			

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2011	Municipal	\$2,287 (2010)	Condo Fees (\$92/month)	\$1,102
Lot	\$51,700	School	\$504 (2010)	Common Exp.	
Building	\$201,500	Infrastructure		Electricity	\$141
		Water		Oil	
				Gas	
Total	\$253,200	Total	\$2,791	Total	\$1,243

Room(s) and Outdoor Feature(s)					
No. of Rooms	4	No. of Bedrooms	0+2	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	25.9 X 13.4 ft	Wood		
GF	Kitchen	12.1 X 10.3 ft	Ceramic	Open Concept	
BA1	Master bedroom	15.11 X 14.5 ft	Wood		
BA1	Bedroom	13.7 X 10.2 ft	Wood		
Outdoor features		Size		Cadastre/Unit number	
Balcony		20 X 11 ft			
Patio		20 X 11 ft			

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding	Brick	Pool	
Windows	PVC	Cadastre - Parking	
Window Type		Parking	Driveway (1), Garage (1)
Energy/Heating	Electricity	Driveway	
Heating System		Garage	
Basement	6 feet and more, Finished basement, Outdoor entrance	Carport	
Bathroom	Jacuzzi bathtub, Separate shower	Lot	
Washer/Dryer (installation)	Side by Side - separate closet (Basement 1)	Topograpy	
Fireplace-Stove		Distinctive Features	
Kitchen Cabinets	Melamine	Water (access)	
Equipment/Services	Wall-mounted air conditioning, Central vacuum cleaner system installation, Electric garage door opener, Alarm system	View	
Building's Distinctive Features		Proximity	Bicycle path, Commuter train, Elementary school, Golf, High school, Highway, Hospital, Public transportation
Energy efficiency			

Inclusions

Many inclusions! Fridge, stove, wine cellar, central vacuum, blinds, wallmounted air conditioner, electric garage door opener, house completely wired for sound, alarm system, and 4 eat-in kitchen stools.

Exclusions

MLS® Remarks

located in the desired and coveted Bois Franc - Condo on two floors - beautiful open concept kitchen. MANY inclusions! High end appliances, double patio and backyard access. Garage is 1.5 width with direct access, unlike most condos in the area. Large windows throughout the condo, big bathroom with separate shower. One look will convince you!

Addendum

Whether you're thinking about raising a family in a fantastic/safe community, or you're a professional looking to be close to the city in a upscale neighborhood; this is the condo of your dreams. Rare on the market - this condo is move-in ready! Many many upgrades

Located on two floors this condo features:

- Air conditioning
- A large balcony off the main kitchen plus a large backyard terraces on the ground floor.
- High end appliances - all included
- Hardwood floors throughtout - very good condition.
- A garage space, with two driveway spaces
- Garage is larger than other units, about 1.5 size with lots of room for storage and a large car/truck
- Unlike other condo units comparable, this is the only condo in the building with direct access to the garage.
- Condo expertly decorated/painted by a professional interior designer.

Proximity:

- Golf Course
- Medical/Dental Clinics
- Pharmacie
- Bois-Franc exclusive daycare (120 places)
- Gym - Banks - Restaurants

- Bus - Route 70 stops 1 min away - goes to Cote-Vertu metro station.
- Bois-Franc train station (15 mins to downtown montreal)
- High School + Elementary Schools all within 5 mins
- Marcel-Laurin Park (Indoor sports: hockey, ice skating. Outdoor sports: soccer, softball, tennis)

Coming soon:

- New Bois Franc Metro Station
- New Ville St-Laurent Library

Recent renovations/upgrades to building: all the gutters have been changed to prevent ice accumulation.

Seller's Declaration

No

Source

GROUPE IMMOBILIER LONDONO INC., Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises.