



Stéphane Garneau
Courtier immobilier résidentiel et
commercial Stéphane Garneau Courtier
Immobilier Inc.
C : 514 244-7744
C: stephane@stephane-garneau.com

Montréal (Ville-Marie)-125, Rue Ontario E., 606

\$299900



125, Rue Ontario E., Montréal (Ville-Marie), H2X1G9

ULS : 28658680

[VISITE DE LA PROPRIÉTÉ](#)

Rare product * Immediate occupation for this modern condo and large private balcony of appx 160 sf overlooking nice courtyard and terrace on the roof * Located in the heart of Quartier des Spectacles * Strategic location near all services ,(Transport, Parks, Schools not to mention St Laurent Metro at 2 corners, IGA grocery and pharmacy within 150 metres and much much more * Excellent space offering large closed bedroom , open concept kitchen and living room , larger washroom , Washer and dryer hook up in unit and much more .Hot water is supplied and INCLUDED in the condo fees *** NB.Kindly note there are 4 parking spots available for lease

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	1
Salle de bain en vedette	1

Financiers

Évaluation municipale

Évaluation du terrain	\$53,700.00
Évaluation du bâtiment	\$250,700.00
Évaluation municipale	\$304,400.00

Taxes

Municipale	\$1,821.00
École	\$213.00
Total	\$2,034.00

Dépense annuelle

Frais de copropriété	\$3,360.00
Total	\$3,360.00

ADDENDA

Please note there is a common terrasse on the roof.
 There is a locker (number 53)that is included with the condo.
 Woner declares that the Air Cond Compressor was changed this year .
 Also owner states special notices of Assessment are up to date . Paid 543.86\$ in July and 709.22\$ in April.
 We are located steps away from Cégep du Vieux Montréal.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	2007
Number of Rooms	3
Superficie Habitable	512.17 PC
Nombre d'étages	6

Caractéristiques du terrain et extérieur

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

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Hallway	1st level/Ground floor	13.8x4.6 ft		
Living room	1st level/Ground floor	14.4x10 ft		
Kitchen	1st level/Ground floor	3.8x10.3 ft		

Caractéristiques

Système de chauffage	Electric baseboard units
Équipements / services	Wall-mounted air conditioning , Ventilation system , Entry phone , Alarm system
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Zonage	Residential

Un accès facile	Elevator
Caractéristiques distinctives	Street corner
Restrictions / autorisations	Short-term rentals not allowed

INCLUSIONS & EXCLUSIONS

Inclusions Locker , All appliances , electrical fixtures and window dressings . All is DONATED

