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Montréal (Outremont)-950, Av. Champagneur, 111

\$675000



950, Av. Champagneur, Montréal (Outremont), H2V3R3

ULS : 16611200

[VISITE DE LA PROPRIÉTÉ](#)

950 Champagneur - STUNNING GROUND-FLOOR CORNER UNIT! Exceptional windows provide access to a beautiful sunlit terrace and a private garden of approximately 467 sq. ft.. The bright and inviting living space is enhanced by high concrete ceilings up to 10 feet, adding both charm and elegance. The unit features two (2) bedrooms and an indoor storage space in the basement. Ideally located just steps from Outremont metro station, Campus MIL, Kennedy Park, as well as shops, cafés, and boutiques, this property offers a sought-after and dynamic lifestyle in a high-quality building. PRIME LOCATION!

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	2
Salle de bain en vedette	1

Financiers

Évaluation municipale

Évaluation du terrain	\$77,500.00
Évaluation du bâtiment	\$438,400.00
Évaluation municipale	\$515,900.00

Taxes

Municipale	\$3,268.00
École	\$420.00
Total	\$3,688.00

Dépense annuelle

Frais de copropriété	\$3,600.00
Total	\$3,600.00

Énergie

Électricité	\$980.00
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ADDENDA

WELCOME to 950 Av. Champagneur, #111, Outremont (Montreal)!
EXCEPTIONAL TURNKEY CONDO!
CORNER UNIT #111 on THE GROUND FLOOR with a LARGE PRIVATE
TERRACE

- + Living area: 906 sq. ft.
 - + Condo fees: \$300.39/month
 - + Superior soundproofing
 - + High-quality building constructed in 2012
 - + Spacious entrance hall with storage leading to the living areas
 - + Bright and open living space
 - + Modern kitchen with large island and dining space, quartz countertops, and ample cabinetry
 - + Abundant fenestration
 - + Concrete ceilings up to 10 feet high
 - + Spacious dining area, easily accommodating a table for six
 - + Large living room with door leading to a private L-shaped terrace of ± 467 sq. ft.
 - + Primary bedroom with large double closet
 - + Second bedroom of good size with a large double closet
 - + Full bathroom with separate bathtub and shower
 - + Separate laundry room with storage space
 - + Flooring: Wood in the entrance hall, living room, dining room, kitchen, and bedrooms -- Ceramic in the bathroom and laundry area
 - + Wall-mounted air conditioning
 - + Storage space in the basement (#38)
 - + Southwest orientation
 - + Landscaped terrace with garden
- A new certificate of location is on order.
CONTACT US NOW to schedule a VISIT!

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	2012
Number of Rooms	8
Superficie Habitable	906.32 PC
Nombre d'étages	4
Salle de bain / salle d'eau	Other , Heated floor , Separate shower

Caractéristiques du terrain et extérieur

Topographie Flat

Stat. (total) Vignette , 1

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

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room	1st level/Ground floor	13.5x10.5 ft	Wood	Large Windows
Dining room	1st level/Ground floor	11.6x9.5 ft	Wood	Large Windows
Kitchen	1st level/Ground floor	12.7x11.2 ft	Wood	Lunch counter
Master bedroom	1st level/Ground floor	13.2x9.5 ft	Wood	Large double closet
Bathroom	1st level/Ground floor	11.2x4.9 ft	Ceramic tiles	Separate shower
Bedroom	1st level/Ground floor	10.9x9.9 ft	Wood	Large double closet
Laundry room	1st level/Ground floor	6.3x4.5 ft	Ceramic tiles	With storage
Hallway	1st level/Ground floor	3.10x7.10 ft	Wood	Private

Caractéristiques

Système de chauffage Electric baseboard units

Énergie de chauffage Electricity

Équipements / services Central air conditioning , Ventilation system

Approvisionnement en eau Municipality

Système d'égout Municipal sewer

Zonage Residential

Aménagement paysager Fenced , Landscape

Armoire Melamine

Un accès facile Elevator

INCLUSIONS & EXCLUSIONS

Inclusions Light fixtures, blinds and curtains, microwave hood and water heater 2021.

