



Mario Roselli, Residential and Commercial Real Estate Broker
COLDWELL BANKER (MC) COMMERCIAL ÉVOLUTION
 Real Estate Agency
 5929, Transcanadienne #200
 Montréal (QC) H4T 1Z6
<http://www.coldwellbankercommercial.com>

514-619-0947 / 514-281-1515

rosellimario@hotmail.com



Centris No. 13201534 **(Active)**

[See all pictures](#)



\$485,000

5175 Av. de Courtrai, apt. 610
Montréal (Côte-des-Neiges/Notre-Dame-de-Grâce)
H3W 0A9
Region Montréal
Neighbourhood Côte-des-Neiges
Near

Body of Water

Property Type	Apartment	Year Built	2019
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2019)
Building Type	Attached	Special Contribution	
Floor	6th floor	Meeting Minutes	
Total Number of Floors		Financial Statements	
Total Number of Units		Building Rules	
Private Portion Size		Reposess./Judicial auth.	No
Plan Priv. Portion Area	684.58 sqft	Building insurance	
Building Area		Maintenance log	
Lot Size		Co-ownership insurance	
Lot Area		Contingency fund study	
Cadastre of Private Portion	6 332 741	Cert. of Loc. (divided part)	Yes (2019)
Cadastre of Common Portions	6 265 649, 6 332 703	File Number	
Trade possible		Occupancy	According to the leases
Zoning	Residential	Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$2,841 (2026)	Condo Fees (\$287/month)	\$3,444
Lot	\$47,000	School	\$333 (2026)	Common Exp.	
Building	\$422,900	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$469,900 (103.21%)	Total	\$3,174	Total	\$3,444

Room(s) and Additional Space(s)

No. of Rooms	7	No. of Bedrooms (above ground + basement)	1+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
6	Hall	10.5 X 5.1 ft	Ceramic		

6	Living room	12.6 X 10.8 ft	Wood
6	Dining room	12.6 X 9 ft	Wood
6	Kitchen	8.6 X 10.8 ft	Ceramic
6	Primary bedroom	11.6 X 12 ft	Wood
6	Walk-in closet	4.6 X 7.11 ft	Wood
6	Bathroom	5 X 9.10 ft	Ceramic
6	Laundry room	4.6 X 6 ft	Ceramic
Additional Space		Size	Cadastre/Unit number
Garage			
Storage space			
Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating		Leased Parkg	
Heating System		Parkg (total)	Garage (1)
Basement		Driveway	
Bathroom	Separate shower	Garage	Built-in
Washer/Dryer (installation)		Carport	
Fireplace-Stove		Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Private balcony, Indoor storage space	View	
Building Amenity	Roof terrace, Balcony/terrace, Common areas, Indoor storage space, Elevator	Proximity	Elementary school, Highway, Metro, Park, Public transportation
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible			
Inclusions			
Fridge, stove, dishwasher, washer-dryer, mural Air Conditioning			
Exclusions			
personnal effects belongning to tenant;			
Remarks			
Beautiful condo offering open-plan kitchen, dining room and living room, with one bedroom, bathroom with bath and large separate shower. Garden view. Located near the Namur and Plamondon metro stations and just minutes from downtown; co-owners have access to a community room with entertainment space plus a terrace on the 12th floor. Currently LEASED \$1,950 per month, until March 31, 2027;			
Sale with legal warranty of quality			
Seller's Declaration		Yes SD-17534	
Financial institution at which buyer undertakes to obtain a loan			
Banque Montréal			
Source			
COLDWELL BANKER (MC) COMMERCIAL ÉVOLUTION, 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.			



Frontage



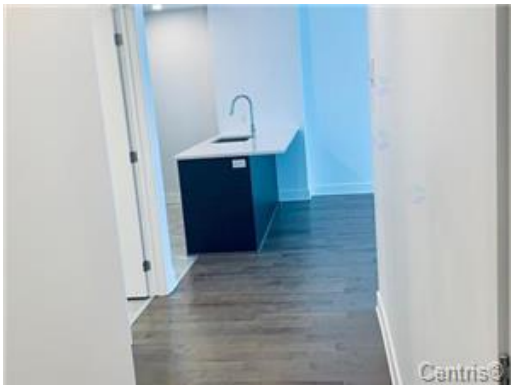
Hall



Kitchen



Overall view



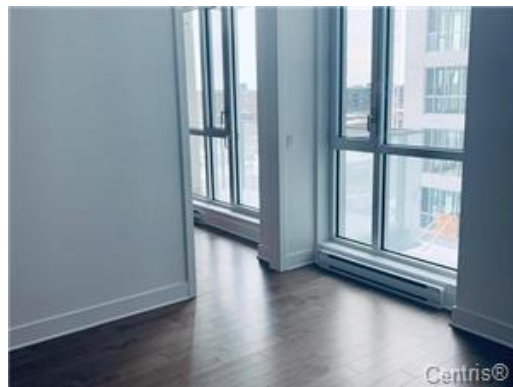
Kitchen



Overall view



Passageway



Primary bedroom



Primary bedroom



Bathroom



Bathroom



Laundry room



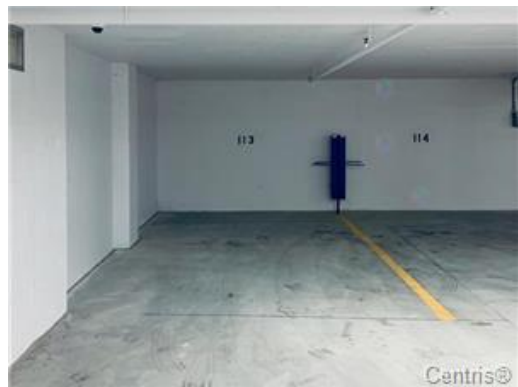
Storage



Storage



Storage



Garage



Garage



Frontage



Drawing (sketch)