



**Dmitry Li, Real Estate Broker**  
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 Real Estate Agency  
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**\$279,000**

**Centris® No.**

**27950776 (Active)**

9393 Rue Hochelaga, apt. 103, Mercier/Hochelaga-Maisonneuve (Montréal), H1L : **Seller's Declaration**

Yes

<b>Property Type</b>	Apartment (Div.)	<b>Occupancy</b>	60 days PP/PR Accepted
<b>Style</b>	Two or more storey	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Floor</b>	GF	<b>Lot Eval.</b>	\$33,000 (2016)
<b>Building Type</b>	Detached	<b>Building Eval.</b>	\$208,200 (2016)
<b>Year Built</b>	2011	<b>Mun. Taxes</b>	\$2,092 (2017)
<b>Plan Priv. Portion Area</b>	1,196 sqft	<b>School Taxes</b>	\$429 (2016)
<b>Lot Area</b>		<b>Condominium Fees</b>	\$ 2,364 (\$ 197/month)
<b>Expected Delivery Date</b>			
<b>Cert. of Location</b>	Yes (2011)		
<b>Body of Water</b>			



Rooms	9	Bedrooms	3+0	Bathrooms and Powder Rooms	1+0
Level	Room		Size	Floor Covering	
GF	Dining room		13.10 X 9.4 ft	Wood	
GF	Living room		10.6 X 12.6 ft	Wood	
GF	Kitchen		11 X 12.6 ft	Wood	
GF	Bedroom		9 X 12.6 ft	Wood	
2	Bedroom		11.3 X 12.6 ft	Wood	
2	Bedroom		10.6 X 12.6 ft	Wood	
2	Storage		6 X 5.9 ft	Wood	
2	Bathroom		10.2 X 5.3 ft	Ceramic	
GF	Veranda		8.2 X 13.5 ft	Concrete	



**Inclusions**

**Exclusions**



<b>Sewage System</b>	Municipality	<b>Heating System</b>	Electric baseboard units	<b>Equip./Serv.</b>	Wall-mounted air conditioning, Air exchange system, Electric garage door opener
<b>Water Supply</b>	Municipality	<b>Water (access)</b>		<b>Renovations</b>	
<b>Pool</b>					
<b>Cadastre Parking</b>	Garage - 1	<b>Fireplace-Stove</b>	No		
<b>Parking</b>	Garage (1)				

Townhouse feel 2-level condo ! Separate entrance as part of the luxurious and unique project! 3 bedroom + garage! Perfect location steps away from Park St Victor and Park Promenade Bellerive, medical clinic, Schools, swimming pool Annie-Pelletier, shopping. 5 min to metro station, HW 25 and 40. Must see!

Source: IMMOBILIÈRE ET FINANCE PORT ET MOUNT INC., Real Estate Agency

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