

Centris No. 27350615 (Active)



\$599,000

377 Rue des Seigneurs, apt. 407  
Montréal (Le Sud-Ouest)  
H3J 0A9

Region Montréal  
Neighbourhood Griffintown  
Near Rue William  
Body of Water

<b>Property Type</b>	Apartment	<b>Year Built</b>	2013
<b>Style</b>	One storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Divided	<b>Specifications</b>	No
<b>Year of Conversion</b>		<b>Declaration of co-ownership Issued</b>	Yes (2013)
<b>Building Type</b>	Attached	<b>Published to RFQ</b>	Yes (2013-04-18)
<b>Floor</b>	4th floor	<b>Special Contribution</b>	
<b>Total Number of Floors</b>	8	<b>Meeting Minutes</b>	No
<b>Total Number of Units</b>	58	<b>Financial Statements</b>	No
<b>Private Portion Size</b>		<b>Building Rules</b>	No
<b>Plan Priv. Portion Area</b>	892 sqft	<b>Repossess./Judicial auth.</b>	Judicial authority
<b>Building Area</b>		<b>Building insurance</b>	No
<b>Lot Size</b>		<b>Maintenance log</b>	No
<b>Lot Area</b>		<b>Co-ownership insurance</b>	No
<b>Cadastre of Private Portion</b>	5282945	<b>Contingency fund study</b>	No
<b>Cadastre of Common Portions</b>	5103764, 5103782, 5282923,5321776	<b>Cert. of Loc. (divided part)</b>	No
<b>Trade possible</b>		<b>File Number</b>	
<b>Zoning</b>	Residential	<b>Occupancy</b>	30 days PP/PR Accepted
		<b>Deed of Sale Signature</b>	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2021	<b>Municipal</b>	\$3,985 (2025)	<b>Condo Fees (\$563/month)</b>	\$6,756
<b>Lot</b>	\$74,200	<b>School</b>	\$501 (2024)	<b>Common Exp. (\$48/month)</b>	\$576
<b>Building</b>	\$538,000	<b>Infrastructure</b>		\$48.00/month special assessment until February 2026.	
		<b>Water</b>		<b>Electricity</b>	
				<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$612,200 (97.84%)	<b>Total</b>	\$4,486	<b>Total</b>	\$7,332

Room(s) and Additional Space(s)					
No. of Rooms	5	No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
4	Living room	17.6 X 9.1 ft	Wood		
4	Kitchen	9.1 X 9 ft	Tiles		
4	Dining room	8.3 X 6.4 ft	Wood		
4	Dinette	13 X 7.4 ft	Wood		
4	Bathroom	8.3 X 6.4 ft	Tiles		
4	Bedroom	11.1 X 9.2 ft	Wood		
4	Primary bedroom	9.9 X 9.2 ft	Wood		

4	Bathroom	9.1 X 8.9 ft	Tiles
<b>Additional Space</b>	<b>Size</b>	<b>Cadastre/Unit number</b>	<b>Description of Rights</b>
Garage		8	Common portion
Storage space		160	Common portion
<b>Features</b>			
<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Siding</b>		<b>Pool</b>	
<b>Windows</b>		<b>Cadastre - Parkg (incl. pr</b>	Garage - 1
<b>Window Type</b>		<b>Cadastre - Parkg (excl. pr</b>	
<b>Energy/Heating</b>	Electricity	<b>Leased Parkg</b>	
<b>Heating System</b>	Electric baseboard units	<b>Parkg (total)</b>	Garage (1)
<b>Basement</b>		<b>Driveway</b>	
<b>Bathroom</b>		<b>Garage</b>	Built-in
<b>Washer/Dryer (installation)</b>		<b>Carport</b>	
<b>Fireplace-Stove</b>		<b>Lot</b>	
<b>Kitchen Cabinets</b>		<b>Topography</b>	
<b>Restrictions/Permissions</b>	Short-term rentals not allowed	<b>Distinctive Features</b>	
<b>Pets</b>		<b>Water (access)</b>	
<b>Property/Unit Amenity</b>	Central air conditioning, Air exchange system	<b>View</b>	
<b>Building Amenity</b>		<b>Proximity</b>	
<b>Building's Distinctive Features</b>		<b>Roofing</b>	
<b>Energy efficiency</b>			
<b>Mobility impaired accessible</b>			
<b>Inclusions</b>			
<b>Exclusions</b>			
<b>Remarks</b>			
<p>Chic 2-bed, 2-bath condo in The William project boasts quality craftsmanship and industrial flair with a concrete ceiling . Abundant natural light fills the living room, and a balcony extends from the dining area. The fully equipped kitchen features a walk-in pantry, breakfast bar, and island. The master bedroom includes a walk-in closet and ensuite with heated floors. Superior soundproofing ensures tranquility. A spacious common bathroom has a separate glass shower . Residents enjoy a rooftop terrace, exercise room, and urban chalet. The property includes a locker and parking space in the garage.</p>			
<p><b>Sale with exclusion(s) of legal warranty : L'Acheteur achète à ses risques et périls et s'oblige à prendre l'immeuble dans l'état dans lequel il se trouve, déclarant l'avoir examiné et en être satisfait et déclarant renoncer expressément à toute garantie légale, tant la garantie du droit de propriété, la garantie de qualité (contre les vices cachés) que toute garantie contre tout autre défaut;</b></p>			
<b>Seller's Declaration</b>		No	
<b>Source</b>			
CENTURY 21 VISION, 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.			