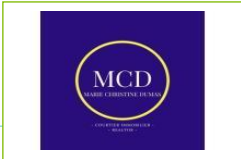




**Marie-Christine Dumas**, Residential and Commercial Real Estate Broker  
**MARIE-CHRISTINE DUMAS**  
 Residential and Commercial Real Estate Broker  
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**Centris No.** 14480059 (Active)



**\$4,300/month X 1 year(s)**

**2817 Av. Willowdale  
 Montréal (Côte-des-Neiges/Notre-Dame-de-Grâce)  
 H3T 1H6**

**Region** Montréal  
**Neighbourhood** Côte-des-Neiges  
**Near** Darlington  
**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	1935
<b>Style</b>	Two or more storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>		<b>Specifications</b>	
<b>Year of Conversion</b>		<b>Declaration of co-ownership</b>	
<b>Building Type</b>	Semi-detached	<b>Special Contribution</b>	
<b>Floor</b>	1st floor (ground floor)	<b>Meeting Minutes</b>	
<b>Total Number of Floors</b>		<b>Financial Statements</b>	
<b>Total Number of Units</b>		<b>Building Rules</b>	
<b>Unit or Building Size</b>		<b>Reposess./Judicial auth.</b>	
<b>Living Area</b>		<b>Building insurance</b>	
<b>Building Area</b>		<b>Maintenance log</b>	
<b>Lot Size</b>		<b>Co-ownership insurance</b>	
<b>Lot Area</b>		<b>Contingency fund study</b>	
<b>Cadastre Priv. Portion/Imm.</b>		<b>Cert. of Loc. (divided part)</b>	
<b>Cadastre of Common Portions</b>		<b>File Number</b>	
<b>Trade possible</b>		<b>Occupancy</b>	2023-09-09
<b>Zoning</b>	Residential	<b>Deed of Sale Signature</b>	

<b>Municipal Assessment</b>	<b>Taxes (annual)</b>	<b>Expenses/Energy (annual)</b>	
<b>Year</b>	<b>Municipal</b>	<b>Condo Fees</b>	
<b>Lot</b>	<b>School</b>	<b>Common Exp.</b>	
<b>Building</b>	<b>Infrastructure</b>	<b>Electricity</b>	\$1,100
	<b>Water</b>	<b>Oil</b>	
		<b>Gas</b>	
<b>Total</b>	<b>Total</b>	<b>Total</b>	\$1,100

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	9	<b>No. of Bedrooms (above ground + basement)</b>	4+0	<b>No. of Bathrooms and Powder Rooms</b>	2+0
<b>Included in Lease</b>	Heating, Snow removal, Lawn, Indoor parking (1)				
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
GF	Hall	8 X 8 ft	Wood		
GF	Living room	20.1 X 12.6 ft	Wood		
GF	Dining room	15.3 X 12.3 ft	Wood		
GF	Solarium/Sunroom	12 X 6 ft	Carpet		

GF	Kitchen	14 X 12 ft	Wood	
GF	Primary bedroom	15.5 X 11.8 ft	Wood	
GF	Bedroom	11.8 X 9.4 ft	Wood	
GF	Bedroom	11.8 X 9.1 ft	Wood	
GF	Bedroom	11.8 X 11 ft	Wood	
GF	Bathroom	9 X 6 ft	Tiles	
BA1	Family room	32 X 13.9 ft	Wood	
BA1	Storage	9 X 7.6 ft	Wood	
BA1	Bathroom	6 X 6 ft	Tiles	
BA1	Cellar/Cold room	8 X 6 ft	Concrete	Fireplace-Stove.
BA1	Laundry room	8 X 6 ft	Concrete	
<b>Additional Space</b>	<b>Size</b>	<b>Cadastre/Unit number</b>	<b>Description of Rights</b>	
Garage	21.3 X 12.8 ft			

## Features

**Sewage System**

**Water Supply**

**Siding**

**Windows**

**Window Type**

**Energy/Heating**

**Heating System**

**Basement**

**Bathroom**

**Washer/Dryer (installation)**

**Fireplace-Stove**

**Kitchen Cabinets**

**Restrictions/Permissions**

**Equipment/Services**

Wall-mounted air conditioning,  
Electric garage door opener

**Building's Distinctive Features**

**Energy efficiency**

**Mobility impaired accessible**

**Rented Equip. (monthly)**

**Renovations**

**Pool**

**Cadastre - Parkg (incl. pr**

**Cadastre - Parkg (excl. pr**

**Parkg (total)**

Garage (1)

**Driveway**

**Garage**

Built-in, Single width

**Carpport**

**Lot**

**Topography**

**Distinctive Features**

**Water (access)**

**View**

**Proximity**

CEGEP, Daycare centre,  
Elementary school, High school,  
Hospital, Metro, Park, Public  
transportation, Réseau Express  
Métropolitain (REM), University,  
Other

**Roofing**

## Inclusions

Refrigerator, stove, dishwasher, washing machine, dryer, wall-mounted air conditioning.

## Exclusions

## Addendum

Spacious 4 bedroom apartment on the main floor of a magnificent Tudor style residence in the "Ilot Willowdale" sector of the city. High ceilings, large volumes, solid wood flooring with inserts, large family room in basement, 1 car garage, 2 baths, large kitchen with abundance of storage, solarium, backyard, wall mounted air conditioning, front door security system with camera, close to private schools, hospitals, Brébeuf, HEC, public transport, new Wilderton shopping center and many more services.

- Spacious 4 bedroom apartment
- Beautiful hardwood flooring with inserts
- High ceilings
- Large volumes
- Large kitchen with abundance of storage
- New windows with integrated blinds
- Front door security system with camera

- Large basement family room
- 2 baths
- Single integrated garage
- Nice backyard
- Solarium
- Wall mounted air conditioning
- Close to Universities, hospitals (Ste-Justine, Jewish Général, Ste Mary's), private schools, Brébeuf, public transport, new Wilderton shopping center and other services.

Heating cost, landscaping and snow removal are included in the rental.  
 Electricity cost for electric auxiliary heating, air conditioning and water heater are at the expense of the tenant.

Non smoking, no pets, room rentals or short term hosting such as Airbnb not permitted.  
 Credit check and referrals needed.

**Seller's Declaration** No

**Source** **Notice of disclosure** Yes  
 MARIE-CHRISTINE DUMAS, Residential and Commercial Real Estate Broker (Interest: Indirect)



Frontage



Hall



Hall



Living room



Living room



Dining room



Dining room



Kitchen



**Kitchen**



**Other**



**Primary bedroom**



**Primary bedroom**



**Bedroom**



**Bedroom**



**Bedroom**



**Bathroom**





Family room



Family room



Other



Exterior