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\$385,000

**4951 Rue Ontario E., apt. 158**  
**Montréal (Mercier/Hochelaga-Maisonneuve)**  
**H1V 1M3**  
**Region** Montréal  
**Neighbourhood** Hochelaga-Maisonneuve  
**Near** Viau

**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	1906
<b>Style</b>	Two or more storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Divided Share	<b>Specifications</b>	
<b>Year of Conversion</b>	2007	<b>Declaration of co-ownership</b>	
<b>Building Type</b>	Detached	<b>Issued</b>	Yes (2007)
<b>Floor</b>	1st floor (ground floor)	<b>Published to RFQ</b>	Yes (2007-06-22)
<b>Total Number of Floors</b>	3	<b>Special Contribution</b>	
<b>Total Number of Units</b>	182	<b>Meeting Minutes</b>	
<b>Private Portion Size</b>		<b>Financial Statements</b>	
<b>Plan Priv. Portion Area</b>	63.7 sqm	<b>Building Rules</b>	
<b>Building Area</b>		<b>Repossess./Judicial auth.</b>	No
<b>Lot Size</b>		<b>Building insurance</b>	
<b>Lot Area</b>		<b>Maintenance log</b>	
<b>Cadastre of Private Portion</b>	3902895	<b>Co-ownership insurance</b>	
<b>Cadastre of Common Portions</b>	3685746, 3685747, 3685748, 3902744, 3902782, 3902919, 390292	<b>Contingency fund study</b>	
<b>Trade possible</b>		<b>Cert. of Loc. (divided part)</b>	Yes (2025)
<b>Zoning</b>	Residential	<b>File Number</b>	
		<b>Occupancy</b>	30 days PP/PR Accepted
		<b>Deed of Sale Signature</b>	30 days PP/PR Accepted

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>	<b>Expenses/Energy (annual)</b>
Year	2023	Municipal	\$2,113 (2025) \$3,396
Lot	\$89,700	School	\$242 (2025)
Building	\$223,500	Infrastructure	
		Water	
			<b>Electricity</b>
			<b>Oil</b>
			<b>Gas</b>
<b>Total</b>	\$313,200 (122.92%)	<b>Total</b>	\$2,355 <b>Total</b>

**Room(s) and Additional Space(s)**

No. of Rooms	6	No. of Bedrooms (above ground + basement)	1+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	4.75 X 4.45 m	Wood		
GF	Dining room	3.66 X 1.93 m	Wood		
GF	Kitchen	3.66 X 2.31 m	Wood		
GF	Primary bedroom	3.2 X 3.68 m	Wood		
GF	Bathroom	1.65 X 2.84 m	Ceramic		
GF	Laundry room	2.39 X 1.42 m	Wood		

Additional Space	Size	Cadastre/Unit number	Description of Rights			
Storage space			Common portion for restricted use			
<b>Features</b>						
<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>				
<b>Water Supply</b>	Municipality	<b>Renovations</b>	Bathroom - 2020			
<b>Siding</b>		<b>Pool</b>				
<b>Windows</b>		<b>Cadastre - Parkg (incl. pri)</b>				
<b>Window Type</b>		<b>Cadastre - Parkg (excl. pri)</b>				
<b>Energy/Heating</b>	Electricity	<b>Leased Parkg</b>				
<b>Heating System</b>	Electric baseboard units	<b>Parkg (total)</b>				
<b>Basement</b>		<b>Driveway</b>				
<b>Bathroom</b>		<b>Garage</b>				
<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>		<b>Distinctive Features</b>				
<b>Pets</b>		<b>Water (access)</b>				
<b>Property/Unit Amenity</b>	Intercom	<b>View</b>				
<b>Building Amenity</b>	Roof terrace	<b>Proximity</b>	Bicycle path, CEGEP, Elementary school, Metro, Park, Public transportation			
<b>Building's Distinctive Features</b>		<b>Roofing</b>				
<b>Energy efficiency</b>						
<b>Mobility impaired accessible</b>						
<b>Inclusions</b>						
Light fixtures, motorized blinds, stove, fridge, dishwasher, washer and dryer.						
<b>Exclusions</b>						
tenant's personal belongings.						
<b>Remarks</b>						
Stylish 1-bedroom condo in the iconic La Biscuiterie building. Bright and functional layout with high ceilings, character-filled industrial touches. This bright and inviting unit offers an open-concept layout that maximizes space and natural light, perfect for professionals, students, couple or anyone looking to enjoy living in a vibrant neighbourhood. Located in a well-managed building near transit, shops, parks, and services--ideal for first-time buyers or investors.						
<b>Addendum</b>						
Rooftop terrace Ideally located near Marché Maisonneuve, charming cafés and bakeries, Montreal Botanical Garden and more Maisonneuve Elementary School Saint John the Baptist de la Salle Elementary School Our Lady of the Assumption Elementary School Édouard-Montpetit High School Marie-Anne High School Eulalie-Durocher High School Irénée-Lussier High School						
<b>Sale with legal warranty of quality</b>						
<b>Seller's Declaration</b>	Yes SD-30759					
<b>Source</b>						
ROYAL LEPAGE VILLAGE, 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.						



Living room



Frontage



Kitchen



Dining room



Kitchen



Dining room



Dining room



Dining room



Living room



Living room



Living room



Living room



Bedroom



Bedroom



Bathroom



Other