

Centris No. 27631004 (Active)

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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

Property Type	Apartment	Year Built	1906
Style	Two or more storey	Expected Delivery Date	
Condominium Type	Divided Share 0.443%	Specifications	
Year of Conversion	2007	Declaration of co-ownership Issued	Yes (2007)
Building Type	Detached	Published to RFQ	Yes (2007-06-22)
Floor	1st floor (ground floor)	Special Contribution	
Total Number of Floors	3	Meeting Minutes	
Total Number of Units	182	Financial Statements	
Private Portion Size		Building Rules	
Plan Priv. Portion Area	63.7 sqm	Reposess./Judicial auth.	No
Building Area		Building insurance	
Lot Size		Maintenance log	
Lot Area		Co-ownership insurance	
Cadastre of Private Portion	3902895	Contingency fund study	
Cadastre of Common Portions	3685746, 3685747, 3685748, 3902744, 3902782, 3902919, 390292	Cert. of Loc. (divided part)	Yes (2025)
Trade possible		File Number	
Zoning	Residential	Occupancy	30 days PP/PR Accepted
		Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$2,113 (2025)	Condo Fees (\$283/month)	\$3,396
Lot	\$89,700	School	\$242 (2025)	Common Exp.	
Building	\$223,500	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$313,200 (122.92%)	Total	\$2,355	Total	\$3,396

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
Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	Bathroom - 2020
Siding		Pool	
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Leased Parkg	
Heating System	Electric baseboard units	Parkg (total)	
Basement		Driveway	
Bathroom		Garage	
Washer/Dryer (installation)		Carport	
Fireplace-Stove		Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Intercom	View	
Building Amenity	Roof terrace	Proximity	Bicycle path, CEGEP, Elementary school, Metro, Park, Public transportation
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible			
Inclusions			
Light fixtures, motorized blinds, stove, fridge, dishwasher, washer and dryer.			
Exclusions			
tenant's personal belongings.			
Remarks			
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.			
Addendum			
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			
Sale with legal warranty of quality			
Seller's Declaration		Yes SD-30759	
Source			
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