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**ROYAL LEPAGE HERITAGE**  
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**Centris No.** 28588175 (Active)



**\$1,199,000**

**2000 Rue Drummond, apt. 1602**  
**Montréal (Ville-Marie)**  
**H3G 2X1**

**Region** Montréal  
**Neighbourhood** Golden Square Mile  
**Near**  
**Body of Water**

<b>Property Type</b>	Apartment	<b>Year Built</b>	2006
<b>Style</b>	One storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Divided	<b>Specifications</b>	
<b>Year of Conversion</b>		<b>Declaration of co-ownership Issued</b>	Yes (2006)
<b>Building Type</b>	Detached	<b>Published to RFQ</b>	Yes (2006-02-17)
<b>Floor</b>	16th floor	<b>Special Contribution</b>	
<b>Total Number of Floors</b>		<b>Meeting Minutes</b>	Yes (2018)
<b>Total Number of Units</b>	150	<b>Financial Statements</b>	Yes (2018)
<b>Private Portion Size</b>		<b>Building Rules</b>	Yes
<b>Plan Priv. Portion Area</b>	1,453 sqft	<b>Repossess./Judicial auth.</b>	No
<b>Building Area</b>		<b>Trade possible</b>	
<b>Lot Size</b>		<b>Cert. of Loc. (divided part)</b>	Yes (2019)
<b>Lot Area</b>		<b>File Number</b>	
<b>Cadastre of Private Portion</b>	3579741	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre of Common Portions</b>	3579897 3579898	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2018	<b>Municipal</b>	\$8,545 (2019)	<b>Condo Fees (\$1,291/month)</b>	\$15,492
<b>Lot</b>	\$94,700	<b>School</b>	\$1,537 (2019)	<b>Common Exp.</b>	
<b>Building</b>	\$921,300	<b>Infrastructure</b>		<b>Electricity</b>	\$1,200
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$1,016,000	<b>Total</b>	\$10,082	<b>Total</b>	\$16,692

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	9	<b>No. of Bedrooms</b>	3+0	<b>No. of Bathrooms and Powder Rooms</b>	2+0
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
16	Hall	6.3 X 5.10 ft irr	Wood		
16	Kitchen	11.3 X 8.4 ft irr	Ceramic		
16	Living room	18.1 X 10.7 ft	Wood		
16	Dining room	18 X 8.9 ft irr	Wood		

16	Bedroom	15.11 X 11.6 ft irr	Wood
16	Bathroom	16.11 X 7.3 ft irr	Marble
16	Bedroom	12.6 X 11.5 ft irr	Wood
16	Bedroom	11.5 X 10.5 ft irr	Wood
16	Bathroom	9.6 X 6.4 ft	Marble
16	Laundry room	6 X 4 ft	Ceramic
<b>Additional Space</b>	<b>Size</b>	<b>Cadastre/Unit number</b>	<b>Description of Rights</b>
Garage		3579897 3579898	Common portion for restricted use

### Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Siding</b>		<b>Pool</b>	Heated, Indoor
<b>Windows</b>	Other	<b>Cadastre - Parkg (incl. pr</b>	Garage - 2
<b>Window Type</b>	Casement	<b>Cadastre - Parkg (excl. pr</b>	
<b>Energy/Heating</b>	Electricity	<b>Parkg (total)</b>	Garage (3)
<b>Heating System</b>	Forced air	<b>Driveway</b>	
<b>Basement</b>		<b>Garage</b>	Heated
<b>Bathroom</b>		<b>Carport</b>	
<b>Washer/Dryer (installation)</b>	Bathroom (Other), Other	<b>Lot</b>	
<b>Fireplace-Stove</b>		<b>Topography</b>	
<b>Kitchen Cabinets</b>		<b>Distinctive Features</b>	
<b>Restrictions/Permissions</b>		<b>Water (access)</b>	
<b>Equipment/Services</b>		<b>View</b>	View of the city
<b>Building's Distinctive Features</b>		<b>Proximity</b>	
<b>Energy efficiency</b>		<b>Roofing</b>	

### Inclusions

All furniture and Appliances

### Exclusions

Persian rugs and paintings tv

### Broker - Remarks

easy to visit with a 1 hour notice

### Addendum

Luxurious condo in the heart of the Golden Square Mile of Montreal. Close to all amenities and walking distance to the best restaurants, shops, subway, universities ( McGill, Concordia ) in Montreal.

The 24H Security and service is impeccable thanks to a well managed condo syndicate that just received Condo of the year award in 2018.

The condo itself is in perfect condition and has benefited from ongoing upgrades since it was built in 2006. Upscale appliances, made to measure California closets, luxurious bathrooms and soundproof windows all around , included posh window dressing makes this turnkey apartment unique.

All furniture is included in the sale ( excepts carpets and paintings)

2 garages with possibility of a third one

All appliances and sanitary fixtures although in excellent state of function , are sold as is without warranty

### Sale with legal warranty

### Seller's Declaration

Yes SD-16260

<b>Source</b>	<b>Notice of disclosure</b>	Yes
ROYAL LEPAGE HERITAGE, Real Estate Agency (Interest: Indirect)		
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



Living room



Living room



Living room



Office



Master bedroom



Master bedroom



Bedroom



Bedroom



Kitchen



Kitchen



Dinette



Dinette



Hall



Master bedroom



Bathroom



Bathroom



Laundry room



Bathroom



Bathroom



Other