

# McGill

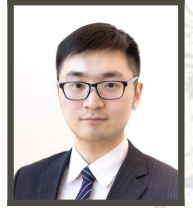
REAL ESTATE

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**MLS® No: 22922383**

**1211 Rue Drummond APT 1703**  
Ville-Marie (Montréal), H3G 0B8



**Price: \$479,900**

**Near: Ste-Catherine O**

**Occupation date: 2019-11-30**

**Category: Residential**

**Type: Condo**

**Building Type: Detached**

**Type of ownership: Divided**

**Floor: 17th floor**

**Number of floors: 23**

**Construction year: 2018**

**Living area: 486 sf**

| Room Type   | Dimensions  | Floor | Flooring      |
|-------------|-------------|-------|---------------|
| Bedroom     | 8.9x10.3 P  | Other | Wood          |
| Kitchen     | 8.11x8.6 P  | Other | Wood          |
| Living room | 10.0x11.7 P | Other | Wood          |
| Dining room | 10.0x8.0 P  | Other | Wood          |
| Bathroom    | 5.0x10.8 P  | Other | Ceramic tiles |

**Number of Rooms: 4**

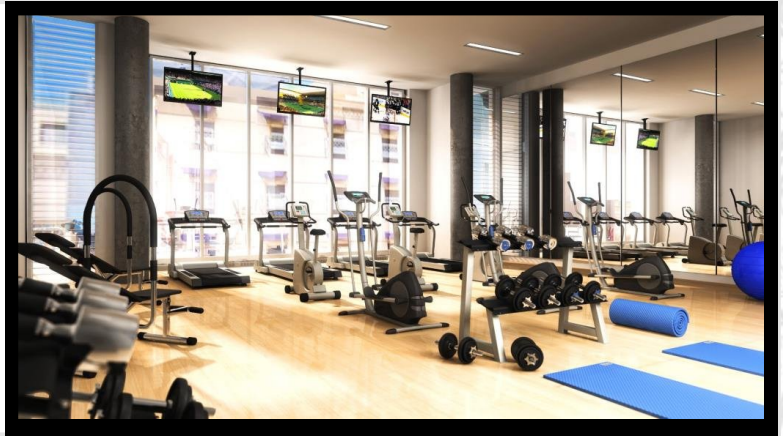
**Number of bedrooms: 1**

**Number of bedrooms above ground: 1**

**Number of bathrooms: 1**

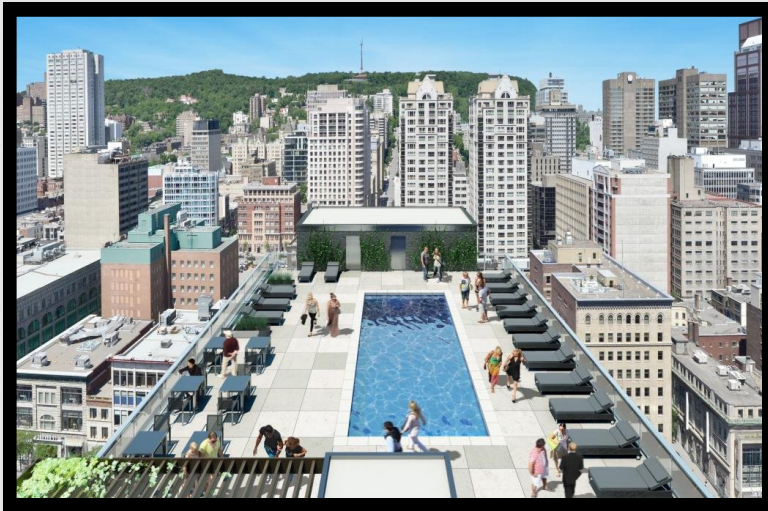
**Parking: Garage, 1 parking**

**Included:** - Appliances (stovetop, oven, microwave, fridge, dishwasher, washer/dryer). - Light fixtures. - Curtains and blinds.



| Type of expenditure | Amount  | Year | Frequency |
|---------------------|---------|------|-----------|
| Co-ownership fees   | \$3,432 |      | Yearly    |
| Municipal Taxes     | \$3,415 | 2019 | Yearly    |
| School taxes        | \$642   | 2019 | Yearly    |

Assessment year: 2019



- Rooftop
- Panoramic on rooftop

**Notes:** Stunning condo 2018 construction located in the Heart of Downtown Montreal, walking distance from all services. Open air concept with modern quality materials including a signature «scavolini» kitchen. Huge windows overlooking the south side of the City with a breathtaking view. Rooftop pool with lounge & BBQ area, 2 level gym, high speed elevators.



