



Mark Broady, Residential and Commercial Real Estate Broker
ROYAL LEPAGE VILLAGE
 Real Estate Agency
 263-C, boul. St-Jean
 Pointe-Claire (QC) H9R 3J1
<http://www.teambroady.ca>

514-991-3937 / 514-694-2121
 Fax : 1-855-947-4757
mbroady@royallepage.ca



Centris No. 19278542 (Active)



\$3,450,000

407Z-413Z Av. Édouard-Charles
Montréal (Outremont)
H2V 2N3

Region Montréal
Neighbourhood
Near Rue Hutchison
Body of Water

Property Type	Two or more storey	Year Built	1908
Building Type	Semi-detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	24 X ft irr	Reposess./Judicial auth.	No
Living Area	3,782 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2020)
Lot Size	24 X 69 ft	File Number	
Lot Area	1,656 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	1350519	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$21,200 (2025)	Common Exp.	
Lot	\$382,300	School	\$2,423 (2024)	Electricity	
Building	\$2,964,200	Infrastructure		Oil	
		Water		Gas	
Total	\$3,346,500 (103.09%)	Total	\$23,623	Total	

Room(s) and Additional Space(s)				
No. of Rooms	No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
20	6+0		5+1	
Level	Room	Size	Floor Covering	Additional Information
GF	Living room	10.3 X 14.10 ft	Wood	#407
GF	Dining room	9.6 X 7.11 ft	Wood	#407 - Courtyard access
GF	Kitchen	9.7 X 9 ft	Wood	#407
GF	Bedroom	8 X 9 ft	Wood	#407
GF	Bathroom	10.1 X 7.4 ft irr	Ceramic	#407
2	Living room	12.7 X 12.7 ft irr	Wood	#411 Terrace access
2	Dining room	3.10 X 11.9 ft irr	Wood	#411
2	Kitchen	5.4 X 13.5 ft	Wood	#411
2	Bedroom	7.5 X 6.2 ft irr		#411 - Mezzanine
2	Bathroom	7.5 X 12.6 ft irr	Wood	#411
2	Living room	8.7 X 8.5 ft	Wood	#409
2	Dining room	7.7 X 8.5 ft	Wood	#409

2	Kitchen	9.8 X 4.5 ft	Wood	#409
2	Bedroom	8.9 X 9.8 ft irr		#409 - Mezzanine
2	Office	9.3 X 10 ft	Wood	#409
2	Bathroom	8.3 X 4.7 ft	Ceramic	#409
3	Kitchen	16 X 17 ft irr	Wood	#PH413 - access to elevator
3	Dining room	12.4 X 22 ft irr	Wood	Fireplace-Stove. #PH413
3	Primary bedroom	10 X 12.9 ft	Wood	#PH413
3	Walk-in closet	3.10 X 11.4 ft	Wood	#PH413
3	Bathroom	5.6 X 12.5 ft	Ceramic	#PH413 - ensuite
3	Powder room	3.5 X 4.11 ft	Ceramic	#PH413
4	Living room	17.4 X 19.3 ft irr	Wood	#PH413 - Terrace access
4	Bedroom	9.2 X 8.8 ft irr	Wood	#PH413
4	Bedroom	10.8 X 8.8 ft irr	Wood	#PH413
4	Bathroom	7.3 X 3.6 ft	Ceramic	#PH413
Additional Space			Size	
	Garage		20.3 X 11.6 ft	
	Carport		21.3 X 10.6 ft irr	
	Courtyard - GF		12.7 X 24.1 ft irr	
	Private elevator		4.8 X 5.3 ft	
	Balcony		20.8 X 10.5 ft	
	Balcony		3.11 X 8.2 ft	
	Terrace - 2nd floor		3.6 X 9.3 ft	
	Rooftop terrace		14.2 X 20.11 ft irr	
	Basement: storage			

Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete, Stone	Pool	
Roofing		Parkg (total)	Carport (1), Garage (1)
Siding	Aluminum, Brick	Driveway	
Windows		Garage	Attached, Heated, Single width
Window Type		Carport	Attached
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	Low (less than 6 feet), Storage	Distinctive Features	
Bathroom	Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)		View	Panoramic, View of the city, View of the mountain
Fireplace-Stove	Gas fireplace	Proximity	Bicycle path, CEGEP, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation, University, Laurier O., Mont-Royal, Parc Jeanne-Mance
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Private balcony, Air exchange system, Central heat pump, 2 terraces, balcony, courtyard	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions
All appliances, all light fixtures, all window coverings, alarm system hardware, furniture of units 407, 409, and 411.

Exclusions

All staging furniture and accessories (interior and exterior). Alarm monitoring services.

Remarks

An exceptional residence in the heart of Outremont, where design, abundant natural light, and cutting-edge technology combine to offer a unique living experience. Completely rebuilt and expanded in 2018 by an architect, it combines refinement, functionality, and high-end amenities. This project includes a penthouse with a private elevator, three furnished apartments, a rooftop terrace overlooking Mount Royal, a garage, and covered parking. Ideally located just steps from Laurier Ave, Mount Royal, Mile End, and Jeanne-Mance Park, it offers the best urban amenities in a prestigious setting.

Addendum

An exclusive architectural project designed to create a perfect symbiosis between interior and exterior. Its central glass atrium floods every space with natural light, while the lush interior courtyard creates a haven of peace at the heart of the property.

OUR TOP THREE FAVORITES

-Light and elegance: Magnificent windows bathe the spaces in natural light, highlighting the architecture and high-end finishes, with a private elevator, integrated home automation, and bold design.

-An iconic façade: The perfect balance between tradition and modernity, with an elegant red brick facade enhanced by a two-story glass cube.

-A prime location: In the heart of Outremont, just steps from Laurier Ave, Mont-Royal, Mile-End, and Jeanne-Mance Park, with access to the best restaurants, renowned bistros, public transportation, and urban amenities.

EXCEPTIONAL PENTHOUSE

-Architectural staircase leading to a vast mezzanine and rooftop terrace

-Custom kitchen with integrated appliances, full-height cabinets, and a cozy central island

-Elegant dining room open to the kitchen, featuring a beautiful gas fireplace

-Three beautifully fenestrated bedrooms, including an intimate main suite with custom closets and a modern double-sink bathroom

-Mezzanine with built-in closets and a glass wall, offering an open view of the living area

-Spectacular 21-foot ceilings and wall-to-wall windows, maximizing natural light and the flow of spaces

-Large secondary bathroom and powder room ideally located

-Private elevator leading directly to the living area

-Advanced technology: home automation, smart lighting and sound, motorized blinds, intercom camera, and drop-down screen

REFINED EXTERIOR

-Rooftop terrace with panoramic views of Mount Royal and the Outremont skyline, perfect for relaxing or entertaining in an exclusive setting.

-Second private terrace, offering an intimate space to enjoy a quiet moment or share an outdoor meal.

-A lovely balcony, extending the living space and ideal for enjoying the outdoors every day.

-An intimate and landscaped interior courtyard with a wooden deck, perfect for a lounge and BBQ area.

-High-end access and amenities: Metal and wood staircase, heated garage with storage, and covered parking.

THE UNITS

-PH413 - 3/4th: 2-story PH with 3 bedrooms, private elevator, garage, covered parking, and a superb rooftop terrace

-#407 - Ground floor: 1 bedroom, furnished, with direct access to the interior courtyard through large glass doors

-#409 - 2nd: Optimized and functional furnished studio, incorporating an office space and access to a lovely balcony

-#411 - 2nd: 1 bedroom, furnished, with a private terrace

NOTES

-The choice of the inspector must be approved by both parties

-The total square footage comes from the property assessment

-Short-term rentals such as Airbnb are permitted

Sale with legal warranty of quality

Seller's Declaration

Yes SD-78790

Source

PROFUSION IMMOBILIER INC., Real Estate Agency

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.



Overall view



Overall view



Overall view



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Powder room



Passageway



Other



Other



Exterior



Primary bedroom



Primary bedroom



Ensuite bathroom



Ensuite bathroom



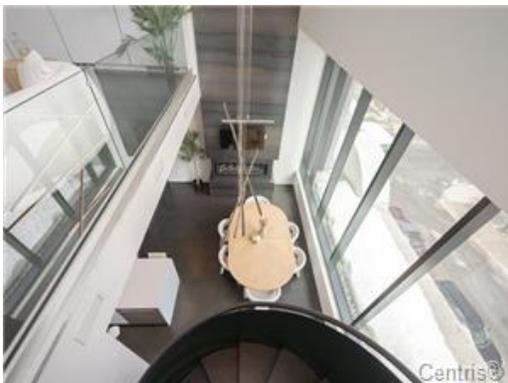
Elevator



Living room



Living room



Dining room



Bedroom