Property Type: Apartment
Style: Two or more storey
Condominium Type: Divided
Year of Conversion: Unknown, Historic
Building Type: Detached
Floor: 2nd floor
Total Number of Floors: 2
Total Number of Units: 2
Private Portion Size: 1,687 sqft
Plan Priv. Portion Area: 1,687 sqft
Building Area: 1,687 sqft
Lot Size: 15,146.55 sqm
Lot Area: 25,000 sqm
Cadastre of Private Portion: 1340033, 1514655
Cadastre of Common Portions: 1514404, 1514405
Zoning: Residential

Municipal Assessment:
Year: 2012
Lot Tax: $142,700
Building Tax: $578,400
Total: $721,100

Taxes (annual):
Municipal: $6,005 (2015)
School: $1,267 (2015)
Total: $7,272

Expenses/Energy (annual):
Condo Fees: ($644/month)
Common Exp.: $7,728
Electricity: $7,728
Oil: $7,728
Gas: $7,728
Total: $7,728

Room(s) and Additional Space(s):
No. of Rooms: 8
No. of Bedrooms: 2+0
No. of Bathrooms and Powder Rooms: 2+1

<table>
<thead>
<tr>
<th>Level</th>
<th>Room</th>
<th>Size</th>
<th>Floor Covering</th>
<th>Additional Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Living room</td>
<td>15.9 X 20 ft irr</td>
<td>Wood</td>
<td>[10+ feet ceiling]</td>
</tr>
<tr>
<td>2</td>
<td>Kitchen</td>
<td>12 X 12 ft irr</td>
<td>Wood</td>
<td>[with balcony access]</td>
</tr>
<tr>
<td>2</td>
<td>Dining room</td>
<td>12.9 X 8 ft irr</td>
<td>Wood</td>
<td>[high ceilings, skylights]</td>
</tr>
<tr>
<td>2</td>
<td>Master bedroom</td>
<td>13.2 X 11.5 ft irr</td>
<td>Wood</td>
<td>[12 foot ceiling]</td>
</tr>
<tr>
<td>2</td>
<td>Master bath ensuite</td>
<td>9.6 X 7.8 ft irr</td>
<td>Ceramic</td>
<td>[w/ skylight]</td>
</tr>
<tr>
<td>2</td>
<td>walk-in closet</td>
<td>9.8 X 6 ft irr</td>
<td>Wood</td>
<td></td>
</tr>
</tbody>
</table>
2 Powder room 9.5 X 4.11 ft irr Ceramic [w/ washer & dryer]
3 Loft 17 X 14 ft irr Carpet [with 3 skylights]
3 Bedroom 11.8 X 11.1 ft irr Carpet
3 Ensuite bathroom 8.2 X 7.8 ft irr Ceramic
3 Office 9.7 X 7.3 ft irr Carpet
3 Mechanical room 7 X 6.4 ft irr Trex (composite)
4 Terrace 33 X 19 ft irr

Additional Space Size Cadastre/Unit number Description of Rights
Garage 1514641
Driveway 1514641
Two storage spaces

Features
Sewage System Municipality
Water Supply Municipality
Siding Brick, Stone
Windows
Window Type
Energy/Heating Electricity
Heating System Radiant
Basement
Bathroom Ensuite bathroom
Washer/Dryer (installation)
Fireplace-Stove Stove - Other: Decorative stove
Kitchen Cabinets
Equipment/Services Wall-mounted air conditioning
Building's Distinctive Features

Energy efficiency
Roofing

Inclusions
Refrigerator, wall oven, induction cooktop, range hood, dishwasher, garburator, garbage compactor, washer & dryer

Exclusions
Dining room chandelier

Broker - Remarks
Beautifully renovated condo in Le Jardins de l'Église. Bedrooms are on separate floors, each having an ensuite bathroom. Hickory wood floors, 12' ceiling, 6 skylights, exposed bricks, heated floors, private terrace, garage + reserved exterior parking, storage locker. Place des Arts, Mount-Royal & McGill University are within a 5 minute walk. MUST SEE!

Addendum
***** MAJESTIC RESIDENCE, IDEALLY LOCATED *****

***** JARDINS DE L'EGLISE ***** This unique and historic building, converted into condos in 1986, still holds the spiritual beauty and charm of the original Presbyterian Church, built in 1910!

The spacious two storey condo has a large bedroom with an ensuite bathroom on each floor, 12 foot ceilings, 6 skylights, heated floors (entire main floor as well as the bedroom suite), a private terrace, and much more.

The unit also comes with a garage space and a private exterior parking space, and 2 storage lockers within the garage area.

Incredible amount of storage: in addition to the two storage lockers (garage area) and the two walk-in closets, there are 6 other closets/storage area ... (1) entry closet, (2) linen closet, (3) closet under stairs, (4) closet in office, (5) closet on terrace level, (6) mechanical room storage
Truly a ONE-of-a-kind majestic residence in a "heavenly" location, walking distance to all amenities, Place des Arts, Mount-Royal, and McGill University!

Well worth a visit!!

<table>
<thead>
<tr>
<th><strong>Seller's Declaration</strong></th>
<th>Yes SD-97089</th>
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<tr>
<th><strong>Source</strong></th>
<th>GROUPE SUTTON - CENTRE OUEST INC., Real Estate Agency</th>
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</table>

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.