

## 100 Rue du Séminaire #305 Montréal (Le Sud-Ouest) (Montréal)

Reference: 11025371



**\$ 949,000**

2 Bedrooms 1 Bathroom 1 001 ft<sup>2</sup>



**Jonathan Assouline**  
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Informations non contractuelles

**BARNES Québec**  
1472 Sherbrooke Ouest  
Montréal, QC H3G 1L3



+1 514.933.3235  
quebec@barnes-international.com



Bedrooms : 2

Bathrooms : 1

Rooms : 8

Shower rooms : 1

Property area : 1 001 ft<sup>2</sup>

Construction : 2018

Floor : 3

Stunning 2-storey condo located on the 3rd & 4th floors of the prestigious Bassins du Havre Signature Phase 3 in Griffintown. Featuring breathtaking views of the Lachine Canal, this luxurious, bright and quiet home offers the best of urban living. Elegant modern kitchen with high-end finishes, primary bedroom with custom walk-in closet and spa-style bathroom. Two large balconies overlooking the canal. Enjoy exceptional amenities: 6,000 sqft sports centre with indoor pool, spa, steam room, gym and yoga studio, plus rooftop pool and terrace with panoramic city views. Includes indoor parking and locker. Steps to restaurants and city life!

Garage 2.161Storage #528Bicycle rack v1.78

Enjoy breathtaking views of Lachine canal in this luxurious, quiet and bright condo located in one of Montreal's most sought-after neighbourhoods. Indulge yourself in the Griffintown lifestyle with proximity to some of the finest restaurants and boutiques in the city. Walking distance from Downtown and less than 15 mins walk to Place Bonaventure and Square Victoria metro stations.

- Duplex condo with large balconies on each level overlooking the canal- Elegance and sophisticated style- Modern kitchen including: Gaggenau fridge, AEG induction cook-top, two built-in ovens- Master bedroom with custom walk-in closet- Spacious modern bathroom with double-vanity sink, separate bath tub and steam shower- Beautifully designed guest bathroom on main level- Sophisticated HVAC system including air conditioning, heating, humidity control, and air exchange- Custom blackout curtains and sheers- Beautiful 6,000 sqft sports center including large indoor pool, spa, steam room, gym & yoga studio- Rooftop pool and terrace with 360 degree views of the city skyline- Indoor parking garage & storage locker also included

THE BASSINS DU HAVRE PROJECT

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An exceptional site on the banks of the Lachine Canal developed in a sustainable way, planned by the Canada Lands Company and integrated in Griffintown historic heritage; Unique architecture where buildings give the impression of being literally laid down on water; 6000-square foot sports center with a spa, steam room, large indoor pool, vast gym and yoga studio; Rooftop pool and lounge with barbecues; Urbain Chalet with incredible 360 city views; LEED certification (Leadership in Energy and Environmental Design); Central air conditioning & heating; Central direct hot water (Included in condo fees).

The Area: Live on the Canal! Steps to the old port On the edge of Griffintown Directly on the Lachine Canal (and bike path) Peaceful, yet easy access to highways, Old Montreal, downtown and Atwater market Restaurants, bars, grocery stores and other services, all within walking distance.

Transportation: Bus stops: 35 & 61 Metro station : Georges-Vanier, Lucien-Allier & Bonaventure

Proximity: Bicycle path along the Lachine Canal Dog parc just 150 meters away Notre-Dame street (in Griffintown)

Included : Refrigerator, stove, cook-top, microwave-oven, dishwasher, washer, dryer

Excluded : All light fixtures, TV & TV Brackets, LVR curtains



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