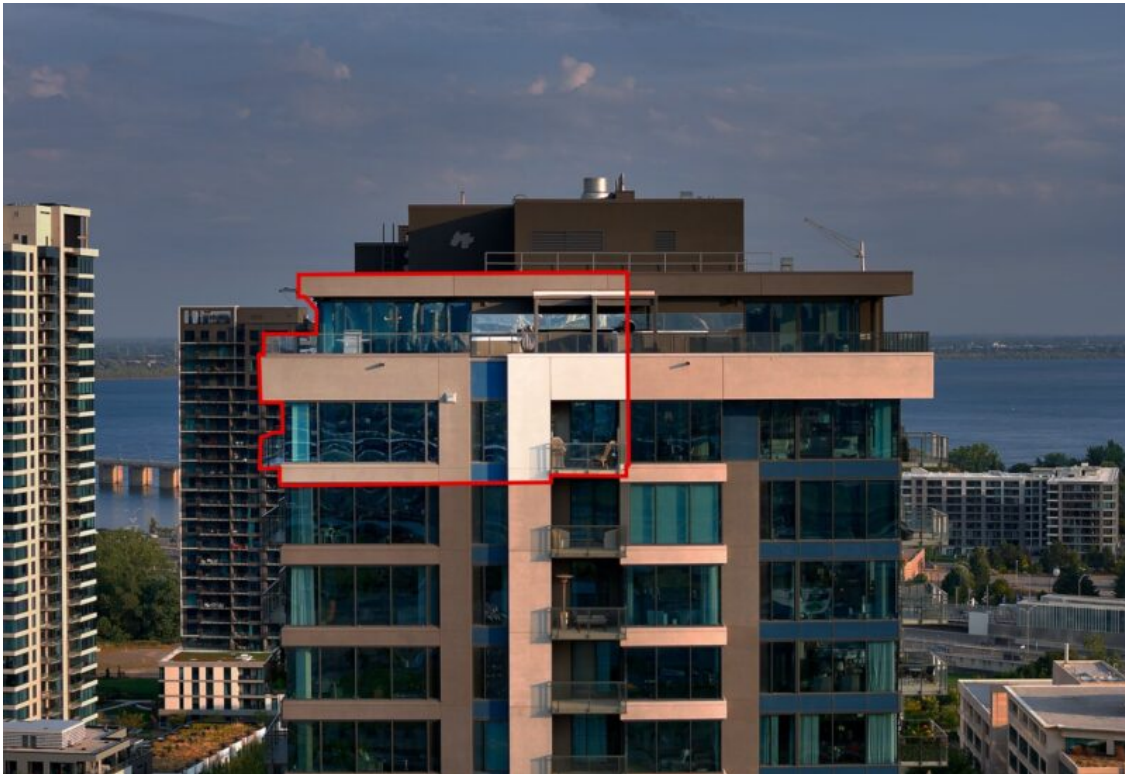


# 101 Rue de la Rotonde #PH3-07 Montréal (Verdun/Île-des-Sœurs) (Montréal)

Reference: 23107399



**\$ 2,850,000**

3 Bedrooms 3 Bathrooms 2 238 ft<sup>2</sup>



**Samuel Larocque**  
514-816-5184 | Email

Informations non contractuelles

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



+1 514.933.3235  
quebec@barnes-international.com



Bedrooms : 3

Bathrooms : 3

Rooms : 15

Property area : 2 238 ft<sup>2</sup>

Construction : 2017

Floors : 26

Located at 101 de la Rotonde, one of Nuns' Island's most coveted addresses, this exceptional two-level penthouse stands out for its generous space, superior-quality finishes, and above all, its spectacular panoramic views of downtown Montreal, the St. Lawrence River, and the surrounding landscape. An absolutely unmatched view, visible from every room. This unit features 10-foot ceilings, 2 bedrooms, 2 full bathrooms, a powder room, 2 indoor parking spaces, and more. A vast private terrace of approximately 1,000 sq. ft. with a spa, the ultimate luxury. Plus, numerous added upgrades for optimal comfort.

Impressive volumes, noble materials, abundant natural light, and remarkable architectural design. A unique property for those who appreciate breathtaking views and refined urban elegance.

**\*\*Unparalleled Panoramic Views Thanks to a Corner Unit\*\***

This property enjoys a prime location, offering sweeping, awe-inspiring views of downtown Montreal, the St. Lawrence River, and spectacular sunsets.

The spacious, light-filled living room boasts stunning vistas and high-end finishes.

The modern, open-concept kitchen features quartz countertops, a matching backsplash, soft-close cabinetry, a large central island, and top-of-the-line appliances, all bathed in natural light from expansive windows on two sides.

**\*\*Ideal Layout and Guaranteed Privacy\*\***

The bedrooms are thoughtfully positioned on opposite sides of the unit for maximum privacy.

The primary suite includes a luxurious ensuite bathroom, a large walk-in closet with a window, and refined, high-quality materials throughout.

The secondary bathrooms are equally elegant, offering glass-enclosed showers, heated

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floors, and premium finishes.

**\*\*Multifunctional Mezzanine & Grand Private Terrace\*\***

The spacious mezzanine, flooded with natural light thanks to oversized windows, can be used as a home office, family room, gym, and more.

The extraordinary private 1,000 sq. ft. terrace overlooks the city and is equipped with a spa, built-in gas BBQ, and jaw-dropping sunset views, a true rarity.

**\*\*Highlights\*\***

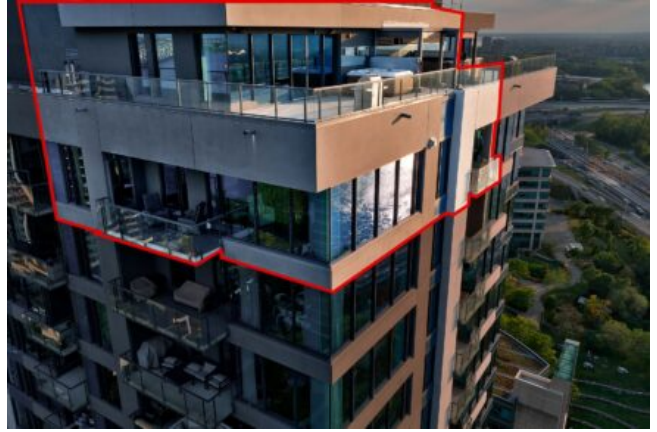
- 10-foot ceilings with Extenzio finish- Stunning engineered oak wood floors- Luxurious bathrooms with heated ceramic floors- Recessed lighting- Automated solar shades- Custom closet systems- Two well-located, enclosed garage spaces- Storage space- Hot water and heating included in condo fees

**\*\*Building Amenities\*\***

- 24-hour security- Fitness center- Beautiful outdoor pool- Indoor spa and hot tub- Cold plunge, steam room, and sauna- Lounge / reception room- Guest suites- Eco-friendly tower- LEED-certified- Walking distance to REM station- Located on the Pointe Nord of Nuns' Island- Prime location along the riverfront

Included : Sub-Zero refrigerator, Miele gas stove, Miele dishwasher, washer and dryer, wine cellar, central vacuum with accessories, NEPTRONIC central humidifier, all lighting fixtures, home automation system, all motorized window shades, 6 built-in and wall-mounted speakers, spa, gas BBQ on the patio, and alarm system with its equipment (not connected).

Excluded : Washer and dryer



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