BARNES INTERNATIONAL REALTY | Québec

1071 Boul. Mont-Royal, Montréal (Outremont)

Reference: 13190622



$ 1,850,000

3 Bedrooms 1 Bathroom 2 109 ft²



Marie-Claude Bergeron
438-523-1300 | Email



Samir Bouizegarène
438.398.5314 | Email

Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3

+1 514.933.3235
quebec@barnes-international.com

Bedrooms : 3	Bathrooms : 1	Rooms : 10
Property area : 2 109 ft²	Construction : 1909	Floor : 1
Floors : 3		

At the foot of Mount Royal, in the heart of prestigious Upper Outremont, this 2,105 sq. ft. residence occupies the entire ground floor of an iconic triplex and evokes the elegance of a New York apartment. Period charm, soaring ceilings and impressive proportions create a chic yet inviting atmosphere. Spacious family room facing the mountain, private porch, garage and storage. A coveted address offering access to some of the neighbourhood's best schools, including Saint-Germain, steps from the mountain for outdoor enthusiasts and close to the vibrant lifestyle of Outremont and Mile End. A rare find!

Very well-managed and well-maintained condominium.Several significant improvements were completed in recent years (2025–2026), including:- Complete repair and clearing of the storm drain, which had previously been obstructed and damaged by roots from a tree on the neighbouring property, causing minor water backups in the garage;- Complete replacement of the driveway pavers;- Installation of a French drain along the driveway leading to the garage;- Complete insulation of the foundation along the driveway;- Complete reconstruction of the shared garage wall with the neighbouring property;- Repair of the roof cornice;- Complete restoration of the primary bedroom alcove: all damaged wood components on both floors were replaced by a carpenter, certain third-floor windows were also restored, and the entire area was repainted. All exterior window caulking was also redone;- 2024: complete roof replacement.These major improvements, carried out with care, reflect the condominium's rigorous and proactive approach to maintenance.

Included : Dishwasher, stove, light fixtures, window coverings (except those mentioned in the exclusions), wooden bookcase in the office/living room.

Excluded : Refrigerator, washer, dryer, curtains in the office and primary bedroom.

Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3

+1 514.933.3235
quebec@barnes-international.com













Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3

+1 514.933.3235
quebec@barnes-international.com