

1285 Rue Rachel E. Montréal (Le Plateau-Mont-Royal) (Montréal)

Reference: 18059807



\$ 964,000

3 Bedrooms 2 Bathrooms 1 205 ft²



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Informations non contractuelles

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Bedrooms : 3

Bathrooms : 2

Rooms : 10

Property area : 1 205 ft²

Construction : 1900

Floor : 1

Floors : 3

Fully renovated undivided co-ownership condo, located on the ground floor, directly across from La Fontaine Park in the heart of the Plateau. This 3-bedroom, 2-bathroom unit features heated floors, exposed brick walls, and a modern Italian kitchen with quartz countertops. The primary bedroom includes a walk-in closet and an ensuite bathroom. Open-concept living space with ceilings ranging from 9 to 11 feet. Private backyard, perfect for relaxing or outdoor dining. Just a 10-minute walk to the metro. Electrical, plumbing, windows, roof, kitchen, bathrooms, and terrace have all been redone. A true urban gem!

ADDENDUM – 1285 RACHEL EST

Welcome to 1285 Rachel Est, a true gem in the heart of Plateau Mont-Royal, directly across from La Fontaine Park.

Treat yourself to a refined urban lifestyle in this fully redesigned undivided co-ownership condo, combining architectural charm, modern comfort, and a prime location. Ideally situated across from the stunning La Fontaine Park and just steps from shops, cafés, restaurants, and only a 10-minute walk to the metro, this unique living space has everything to love.

Located on the ground floor, this spacious unit welcomes you with an open-concept living area filled with natural light, bringing together the living room, dining area, and a sleek Italian-designed kitchen. Quartz countertops, a ceramic backsplash, modern fixtures, and a built-in range hood add both style and functionality.

The unit includes three well-sized bedrooms, including a primary suite at the rear for optimal tranquility. It features a walk-in closet and an ensuite bathroom with heated floors and a large glass shower.

The two additional bedrooms, each with a double closet, are enhanced by beautiful exposed

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brick walls, adding warmth and character. The second bathroom is as functional as it is elegant, offering a separate glass shower, a freestanding tub, and a contemporary Italian vanity. Heated floors included. You'll also enjoy a private backyard – perfect for relaxing or outdoor dining.

FEATURES & COMFORT

Heated floors in both bathrooms
Wall-mounted air conditioner
Ceilings ranging from 9 to 11 feet for a spacious feel
Enhanced soundproofing
High-end finishes throughout

SIGNIFICANT RENOVATIONS COMPLETED

Roof replaced in 2022 (Toiture Wally – invoice available)
Electrical and plumbing systems completely redone
New energy-efficient windows installed
Full renovation of kitchen and bathrooms
New flooring throughout the unit
Addition of a large rear terrace

ADDITIONAL NOTES

Undivided co-ownership
Mortgage must be obtained through Caisse Desjardins (details to come)
Minimum 20% down payment required
Co-ownership agreement in progress
Municipal and school taxes calculated based on the share
Technical specifications available upon request during visits

Included : Refrigerator, dishwasher, stove, washer, dryer, light fixtures, and the bathroom mirror.



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