

17 Place du Soleil #301 Montréal (Verdun/Île-des-Sœurs) (Montréal)

Reference: 21871070



\$ 685,000

2 Bedrooms 1 Bathroom 1 323 ft² / 1 205 ft²



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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 : 9

Shower rooms : 1

Property area : 1 323 ft²

Plot size : 1 205 ft²

Construction : 1989

Floor : 3

Floors : 3

Superb two-level condo, bright and inviting, offering well-designed living spaces, a renovated kitchen, a true dining area ideal for entertaining, and a living room enhanced by a large bay window. Two bedrooms, including a spacious primary bedroom with walk-in closet and ensuite bathroom. Also features an additional powder room and a beautiful mezzanine. Ceilings over 15 feet high, combined with a cathedral roof and exposed brick wall, create a unique character and impressive sense of volume. Additionally, this property offers a private terrace and indoor parking. A solid value on the market!

- The co-ownership is proactively managed, with work planning based on a reserve fund study and a maintenance log prepared by an independent engineering firm.
- At the March 2026 annual general meeting, it was resolved that maintenance and corrective work will be carried out (roof, masonry, terraces, water infiltration) to ensure the long-term integrity of the building.
- A special assessment has been implemented to carry out the priority work, and the sellers will assume their full share, being \$7,092.
- New buyers will benefit from the roof, masonry, and terrace work, adding new components to the property without having to assume the associated costs.
- The unit comes with one indoor private parking space as well as a storage space in the garage (locker). Access to a shared bicycle storage area.
- Strategically located just a 6-minute walk (4-minute drive) from Place de la Grande Marguerite, offering a wide range of services and amenities: grocery stores, pharmacies, banks, gas stations, cafés and restaurants, daycares, beauty and health services, SAQ, and more!

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Included : Appliances (refrigerator, dishwasher, oven, washer and dryer)

Excluded : Owner's personal belonging



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