

## 195 Rue Peel #1703 Montréal (Le Sud-Ouest) (Montréal)

Reference: 28038712



**\$ 389,000**

1 Bedroom 1 Bathroom 516 ft²



**Samia Ouertani**  
(514) 572-1213 | Email



**Eliess Khoury**  
(514) 566-1912 | Email



**Syrine Khoury**  
(514) 562-1404 | Email

Informations non contractuelles

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



+1 514.933.3235  
quebec@barnes-international.com

Bedrooms : 1

Bathrooms : 1

Rooms : 4

Property area : 516 ft<sup>2</sup>

Construction : 2018

Floor : 18

Floors : 17

Stunning condo located on the 17th floor of the Exalto in the heart of Griffintown, offering unobstructed views of the St. Lawrence River, the Old Port, and the Ferris wheel. Abundant natural light. Access to remarkable common areas: rooftop pool, terraces with BBQ, heated glass-enclosed lounge pods, fitness center, sauna, spa, and urban chalet. Direct access to the shopping center via the parking garage. Storage locker included. Option to purchase turnkey with furniture under warranty purchased in 2025.

**WHAT YOU NEED TO KNOW:** A stunning condo located on the 17th floor of the EXALTO building, in the heart of Griffintown, offering spectacular, unobstructed views of the St. Lawrence River, the Old Port, and the Montreal Ferris Wheel. During fireworks season, enjoy a prime vantage point right from the condo. The unit enjoys beautiful natural light in the living room and bedroom during the morning. The building offers high-end common areas: \* Outdoor pool and terrace with BBQ accessible during the summer season \* A year-round 19th-floor terrace with a BBQ and heated glass-enclosed lounge pods, accessible year-round \* Third terrace accessible at all times \* Fully equipped fitness center open from 5 a.m. to 11 p.m. \* Sauna, spa, and urban chalet with relaxation areas \* Elegant lobby with a fireplace \* Elevators and security system with cameras Direct access to the shopping center via the parking lot, providing access to Adonis, Winners, Dollarama, SAQ, McDonald's, and several banks. Strategic location in the immediate vicinity of the Lachine Canal, Old Montreal, downtown, bike paths, public transit, the metro, renowned restaurants, cafés, and neighborhood shops. A storage locker located on S1 is included. Option to rent a parking space reserved for Exalto residents. The condo can also be sold fully furnished for an additional fee. The furniture was purchased from Must and Mobilia in January 2025 and is still under warranty. **SPECIAL ASSESSMENT** The seller paid \$1,606 in special assessments to replenish the net assets of the vertical homeowners' association's administration fund and self-insurance fund, and to replenish the horizontal homeowners' association's administration fund, parking fund, and urban cottage fund. Register of common areas 5202823, 5202824, 5202825, 5202826, 5202827, 5202828, 5202829, 5202830, 5202831,

Informations non contractuelles

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



+1 514.933.3235  
quebec@barnes-international.com

5272095, 5290257, 5290259, 5804733, 5804734, 5804737, 5804740, 5804741, 5804742, 5804743, 5804744, 5804745, 6190157

Included : Appliances (Washing machine, dryer, dishwasher, refrigerator, electric stove, oven) Curtain rods, fixtures Remote entry and exit system for the apartment

Excluded : Paintings and personal items (Souvenirs)



Informations non contractuelles

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



+1 514.933.3235  
[quebec@barnes-international.com](mailto:quebec@barnes-international.com)