

1969 Rue Gauthier Montréal (Le Plateau-Mont-Royal) (Montréal)

Reference: 11287426



\$ 799,000

3 Bedrooms 1 Bathroom 1 240 ft² / 2 023 ft²



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Informations non contractuelles

BARNES Québec
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Bedrooms : 3

Bathrooms : 1

Rooms : 8

Shower rooms : 1

Property area : 1 240 ft²

Plot size : 2 023 ft²

Construction : 1910

Floor : 3

Floors : 3

Beautifully reimagined apartment, just steps from Parc Lafontaine. Filled with natural light thanks to generous windows and skylights, every space has been thoughtfully designed to combine aesthetics and everyday comfort. Custom renovation featuring a kitchen and bathrooms crafted by a cabinetmaker, three bedrooms including a spacious primary bedroom, a high-end bathroom and a powder room, along with architectural arches that subtly define the living spaces. The rear balcony has been expanded to enhance the outdoor living space. A true turnkey property with unique charm, a rare opportunity on the market.

The current owners have carried out renovations of exceptional quality, completed with remarkable attention to detail.

Below is a non-exhaustive list of renovations completed in 2025:

- Electrical, plumbing, ventilation and heating systems fully redone throughout the apartment.
- New insulation in walls and ceilings, with optimized soundproofing between floors.
- New electrical panel
- Five windows replaced; the others are in very good condition.
- Installation of a wall-mounted air conditioning system.
- Custom kitchen and bathrooms crafted by a cabinetmaker.
- Dekton kitchen countertops, a high-end material.
- Rear balcony completely rebuilt; engineer's report available.

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- New aluminum cladding on the front balcony (2025).
- Custom-made 8-foot interior doors.
- Ceiling joists reinforced during renovations to allow for the potential addition of a rooftop terrace.
- Engineer's report and rooftop terrace design plans available for a future permit application (valued at \$4,500), to be provided to the buyers.
- Design plans and elevations will also be provided to the buyers.

Co-ownership: Undivided co-ownership: no meeting minutes, contingency fund, or condo fees.

Additional Notes:

1. Financing: Minimum 20% down payment required. 2. Financing available through Caisse Desjardins du Plateau Mont-Royal. 3. The living area is gross. The accuracy of room dimensions and exterior spaces is not guaranteed. 4. The municipal and school tax amounts indicated correspond only to the seller's share.

Included : All fixtures and lighting.



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