

## 2 Rue Westmount-Square #1901, Westmount, Westmount

Reference: 23766196



**\$ 2,950,000**

3 Bedrooms 3 Bathrooms 2 665 ft<sup>2</sup>



**Marie Sicotte**  
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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 : 3

Bathrooms : 3.0

Rooms : 16

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Property area : 2 665 ft<sup>2</sup>

Construction : 1964

Floor : 20

A rare unit in Westmount Square.... the only unit on the entire 19th floor! This splendid property with panoramic Mountain and River views will definitely charm you! The magnificent one-level floorplan makes it the perfect place for entertaining. With 3 bedrooms, 3 bathrooms and a powder room, this elegant and distinguished 2665 SF apartment will meet your needs for space and comfort while being in the heart of one of Montreal's most sought-after neighbourhoods. Welcome to Westmount Square!

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The building offers a wide range of services to residents: Valet Service, 24hr Security, Swimming Pool, Gym, Sauna as well as direct access to commercial space, medical clinics and direct access to the metro station.

The building also offers a magnificent private outdoor terrace with landscaping and outdoor furniture.

- Total share of the unit: Proportion for taxes .75 Proportion for operating costs & capital expenses .72

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Any buyer of a Westmount Square unit under an offer to purchase signed after September 30, 2022 must pay a contribution to the reserve fund equal to 1.5% of the purchase price.

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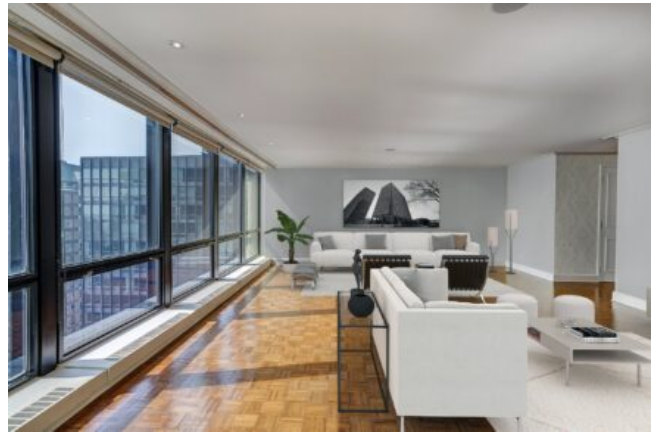
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A special assessment was voted to take place on July 1, 2023 and will end in April 2025 for a total amount of \$14,400.

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-The choice of an inspector must be confirmed by both parties before the inspection. -The stove(s), combustion appliance(s) and chimney(s) are sold without warranty as to their compliance with applicable regulations and the requirements imposed by insurance companies.



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