

2268 Av. de Hampton Montréal (Côte-des-Neiges/Notre-Dame-de-Grâce) (Montréal)

Reference: 25619020



\$ 625,000

2 Bedrooms 1 Bathroom 11 130 ft² / 26 415 ft²



Ellen Schreter
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Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3



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quebec@barnes-international.com

Bedrooms : 2

Bathrooms : 1

Rooms : 8

Property area : 11 130 ft²

Plot size : 26 415 ft²

Construction : 1910

Floor : 2

Floors : 2

Bright, beautifully renovated upper duplex in the heart of NDG. Featuring 9.5-ft ceilings with an abundance of natural light. This home offers an open-concept kitchen and dining area, hardwood floors throughout, heated floors in the kitchen and bathroom, central air conditioning, 2 bedrooms plus a versatile multipurpose room ideal as a home office, nursery, gym or storage, and two private balconies. Just steps from Sherbrooke Street, Monkland Village, restaurants, boutiques and everyday amenities.

PROPERTY* 2 bedrooms plus 1 versatile multipurpose room* Multipurpose room suitable for a home office, nursery, gym, playroom or additional storage* Spacious open-concept living and dining areas* 2 private balconies (exclusive use)* Right to install a rooftop terrace subject to applicable municipal regulations and the indivision agreement (exclusive use – not currently built)* Abundant natural light throughout* Hardwood floors* Heated floors in the kitchen and bathroom* Central air conditioningRENOVATIONS* Open-concept kitchen created with the installation of a structural steel beam* Urethane insulation throughout* Heating and cooling system with electric furnace* Electrical panel and distribution replaced* Plumbing supply and drainage systems replaced* LED recessed lighting throughout* Ceiling insulated with blown wool* Staircase, hardwood flooring and ceramic tile* New windows* Brick repointed* Foundation waterproofing membrane and French drain* New exterior doors* New drywall throughoutLOCATION* Steps from Sherbrooke and Monkland Village* Restaurants, cafés, boutiques, grocery stores and everyday amenities* Parks and recreational facilities* Daycares, elementary and secondary schools* Community centres* Religious institutions* Easy access to highways and public transportationTAXES & INSURANCEMunicipal Taxes: \$8,011.07School Taxes: \$975.37Total Annual Taxes: \$8,986.44Owner's 35% Share: \$3,145.26Building Insurance (2025 – 2026): \$2,196.35Owner's 35% Share: \$768.73NOTES* The owner is responsible for 35% of the building's common expenses, including municipal taxes, school taxes and building insurance. Hydro-Québec is individually metered and billed* The co-owners have not waived their right of first refusal. Following acceptance of an offer, the remaining co-owner(s) have three (3) days to exercise

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this right* Any hypothec affecting an undivided share must be in favour of Caisse Desjardins du Sud-Ouest de Montréal* Room dimensions, floor plan measurements and areas are approximate and provided for informational purposes only* Certain photographs have been digitally enhanced and/or virtually edited for presentation purposes* The choice of building inspector and notary shall be mutually agreed upon by the parties prior to the inspection and closing

Included : Refrigerator, stove, dishwasher, range hood, washer, dryer, standalone freezer, hot water tank, all permanently installed light fixtures (excluding plug-in lamps), all window coverings, living room TV wall mount, outdoor storage chest, and Ring doorbell.

Excluded : Living room television, all artwork, living room mirror, and all personal belongings.



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